

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION

WEDNESDAY MAY 26, 2004

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

The meeting was called to order at 9:05 a.m.

II. ROLL CALL

PRESENT:

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Alternate Member
Thomas M. Youchak, Alternate Member
Veronica Close, Assistant Director Planning, Zoning & Building
Tim Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Leslie C. Diver, Alternate Member (un excused absence)

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Chairman Wideman.

IV. APPROVAL OF THE MINUTES FROM THE APRIL 28, 2004 MEETING.

MOTION BY MR. WHEELOCK 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

B93-03 Additions SPR2-04

Applicant: Ajit Asrani

Address: 215 Brazilian Avenue

Architect: The Lawrence Group Architects

Project Description: Expand building area by a 4-story addition - east side. Renovate to include a 90-seat function room, relocate existing bar and 44 seat dining room. Add exercise room, business center, laundry/storage area, kitchen and management office. Redesign and relocation swimming pool and deck & reconfigure off-street parking lot. Increase parking from 24 to 36, plus 6 valet spaces.

This project has been deferred for various reasons since December 2003. Therefore, it was re advertised for the May meeting at the commission's request. The architect requests removal from the agenda.

MOTION BY MR. WHEELOCK TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B25-04 Addition

Applicant: 171 Royal Poinciana, LLC
Address: 171 Main Street
Architect: Shibao International Corporation
Project Description: Proposed renovation and addition to an existing non-conforming residential building seeks to reduce the intensity of use by turning three units into single family and providing off-street parking where none is provided now. Challenged by the extreme site condition, the proposed strives to become a significant addition to the Town of Palm Beach both architecturally and aesthetically.

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

Mr. Frank suggested deferral as the architect needs to catch up on some paperwork.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

B30-04 New Cabana V11-2004

Applicant: Casey Cowell
Address: 150 Clarke Avenue
Architect: Searl and Associates Architect
Project Description: Construction of a new two-story cabana.

This project was deferred from the April meeting at the attorney's request. The architect requests deferral to the June meeting.

B31-04 Demolition and New Residence SE27-2003

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

This project was deferred from the April meeting at the architect's request. The attorney requests deferral to the June meeting.

MOTION BY MR. SHAW TO DEFER PROJECT B30-04 AND B31-04 TO THE JUNE MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B10-04 Demolition & New Residence

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

This project was deferred from the February meeting for an incomplete application, deferred from the March meeting for the lack of a presentation and deferred from the April meeting at the architects request.

Mr. Wheelock said he visited the site.

Architect Jorge Perez turned the project over to Project Designer Pablo Solis. Mr. Solos reported that the house was designed by Howard Lewis, Jr. in 1969. He commented that the layout of the house was very awkward. The retention of existing vegetation will consist of hedges along North Lake Way and a grouping of cabbage palms. After discussion, Mr. Solis agreed to keep the hedge in the easement during construction.

MOTION BY MR. WHEELOCK TO APPROVE DEMOLITION WITH THE PROVISION TO LEAVE THE HEDGE ON THE SOUTH SIDE THROUGH CONSTRUCTION UNLESS PUBLIC WORKS DEMANDS THAT THEY TAKE IT OUT, AND TO PUT A SCREEN FENCE ACROSS THE FRONT OF THE PROPERTY, AT INDIAN ROAD, WITH OPENINGS FOR ACCESS, AND THAT IT REMAINS THROUGH CONSTRUCTION UNLESS CONDITIONS FROM THE TOWN COUNCIL PREVENT THAT.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Designer Solis continued with the proposal of a two-story home that will front Indian Road and have North Lake Way as a side street. A separate guest house will be built at the rear of the lot. Responding to the question of the style of architecture, Mr. Solis stated that the house was a modern Mediterranean. He indicated that the original proposal had a few code problems which have been resolved.

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The following comments were made:

- The house was a massive expression of building.
- The proposal did not harmonize with the other houses in the area.
- The stone work on the front of the building appeared fortress like and it would be a big mistake in this neighborhood.
- The windows in the stair tower were excessive in terms of architectural expression.
- The windows were the only outstanding items on the house.
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It was suggested changing the tall bay window to one-story in height and lowering the roof over it. He was asked to coordinate the site drainage with the landscape plan and to present a streetscape drawing and a material board.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B29-04 Addition

Applicant:	Mr. And Mrs. Jim Beqaj
Address:	1520 North Ocean Way
Architect:	SKA Architect + Planner
Project Description:	Single story addition to include new family room, two bedrooms, two baths, lanai and pergola. Renovation of existing home including a two-car garage.

This project was deferred from the April meeting for restudy.

Mr. Shaw, Mr. Feldkamp, Mr. Adams, Mr. Zukov and Mr. Wheelock announced ex parte communications with the architect.

Architect Pat Seagraves presented the elevation drawings of the proposed addition which will open up to the pool area. The family room will be reverted back into a garage that will be facing Caribbean Road. Mr. Seagraves presented a new building color scheme of pale yellow with white trim and new driveway material of crushed stone in concrete pavers.

A darker shade of yellow was suggested to give the building some depth.

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

Further discussion relative to the building color took place at this time.

**AMENDED MOTION BY MR. WHELOCK TO APPROVE THE PROJECT WITH
CONSIDERATION OF CHANGING THE COLOR TO A DARKER TONE.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B33-04 Addition

Applicant: Mr. and Mrs. Bruce and Leigh Failing
Address: 221 El Bravo Way
Architect: SKA Architect + Planner
Project Description: Small two-story addition on the side of an existing two-story structure.
All doors, windows, roof, colors and details to match existing.

This project was deferred from the April meeting as no one was present to represent the project.

Mr. Adams and Mr. Feldkamp disclosed meeting with the architect. Mr. Wheelock said he visited the site.

Architect Jackie Albarran presented the proposal to add a kitchen, family room and laundry room to the existing house. Guest rooms will be added to the second floor with a lounge/family room connecting them.

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

B24-04 New Residence SE13-2004

Applicant: Mr. John Oxley
Address: 1045 North Ocean Boulevard
Architect: Smith Architectural Group
Project Description: New, two-story British Colonial with run stucco and louvered architectural elements. Wood windows, french doors and flat clay tile roof.

This project was deferred from the April meeting for restudy of the building materials.

Mr. Wheelock stated that he visited the site.

Architect Jeffery Smith presented yellow paint samples for the building color and white for the trim. Responding to Mr. Shaw's question of what changes were made as a result of the denial of the variance, he said it would be of no significance to this commission. He explained that they will ask the State of Florida to move the house four feet closer to the ocean, if they are denied, the carriage house will be lowered two feet. Mr. Smith stated they have previously been turned down by the State, but they will try again.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH EITHER
MOVING THE HOUSE FOUR FEET EAST AND/OR LOWER THE GATE HOUSE
BY TWO FEET AND CONTINGENT UPON THE APPROVAL FOR DEMOLITION
OF THE EXISTING HOUSE.**

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B35-04 Demolition

Applicant: John C. Oxley
Address: 1045 North Ocean Boulevard
Architect: Smith Architectural Group
Project Description: Demolition of existing house.

The replacement house was reviewed at the April 2004 meeting.

This project was heard before project number B24-04.

Architect Jeffery Smith announced that the variance for a point of measurement was denied by the Town Council. Mr. Frank read the demolition report into the record which stated that the house was built in 1952 by H & D Construction and designed by Plockelman and Powell Architects. Also, the Bermuda style home has no architectural value. The demolition report concluded, "the involvement of a less than prominent architectural firm, the banal execution of architectural design and the lack of any historical, social or political significance pertaining to this structure merit its demolition." Mr. Smith was not prepared with a vegetation plan and could not indicate what materials will remain and what materials will be removed from the site.

After much debate, Mr. Smith agreed to come back to the meeting with a vegetation demolition plan.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE END OF THE SESSION TODAY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A ten minute break was called at this time.

This project was heard again after Item Number B41-04.

Mr. Smith indicated that a group of seagrasses will be relocated and some will remain on the site. He mentioned that existing Australian pine trees will remain. Two glacier trees will be relocated and that no vegetation will be removed between the west property line and the street.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO RETAIN PERIPHERAL LANDSCAPING THAT THE ARCHITECT IDENTIFIED AS REMAINING THROUGH CONSTRUCTION AND WITH THE CONDITION TO SOD OR SEED AND IRRIGATE THE LOT WITH 15 DAYS OR BEGIN CONSTRUCTION.

B34-04 New Residence, Cabana, Hardscape and Landscape

Applicant: Rosegarden Realty Trust
Address: 350 Indian Road
Architect: Dailey Janssen Architects
Project Description: New two-story residence, cabana, pool, hardscaping and landscaping.

Mr. Wheelock visited the site.

Architect Roger Janssen proposed an “L” shaped house with a garage facing the side street and a courtyard in the center of the property. Responding to the location of the air-conditioning units and pool equipment, he stated that two air-condensing units will be located in the rear building set back and two condensing units and pool equipment will be in the side yard setback, 10' from the property line. He presented building materials which included flat red concrete roofing and color samples an off-white/yellow color for the walls, a darker tone for the trim and stair tower, and a deep okra color on the watertable.

Mr. Frank remarked that the plans may not meet the town's code requirements relative to the cubic content ratio and a balcony may encroach into the set back.

Some of the commissioners thought the tower element was too similar to the home that he designed across the street.

Landscape Architect Chuck Yennette presented the final landscape and hardscape proposal. He indicated that the driveway material will be old Chicago brick and the pool deck may also be old Chicago brick. Five sabal palm trees and a mango tree will be relocated on the site. He said they intend to use large trees to frame the new house. After discussion, Mr. Yennette agreed to move the arrival court and make it smaller. Mr. Yennette was congratulated on a landscape design that was appropriate for the building.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION TO ADD MORE VEGETATIVE SCREENING IN FRONT OF THE GARAGE DOORS, MOVE ONE OF THE DRIVEWAYS A LITTLE FARTHER TO THE WEST AND CONSIDER A CURVE ON THE GARAGE DRIVEWAY. MOTION SECONDED BY DR. ROSENBERG. MOTION CARRIED UNANIMOUSLY.

B36-04 New Residence SE19-2004

Applicant: Arturo V. Burigatto
Address: 137 Australian Avenue
Architect: SKA Architect + Planner
Project Description: Construction of new two-story Mediterranean style house.

Mr. Frank informed the commission that separate notices were sent for the Special Exception and ARCOM. The new procedure requires the applicant to send both notices together. Therefore, staff recommended deferral.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE JUNE MEETING. MOTION SECONDED BY MR. ZUKOV. MOTION CARRIED UNANIMOUSLY.

B37-04 New Residence

Applicant: Taja Realty Trust
Address: 101 Seminole Avenue
Architect: Smith & Moore Architects
Project Description: Revisions to a previously approved two-story Mediterranean Revival residence.

Mr. Feldkamp and Mr. Adams said they met with the architect. Mr. Wheelock acknowledged that he visited the site and met with the architect.

Architect Harold Smith, assisted by Irma Torregrazo presented the project. Mr. Smith informed the commission that the house was sold shortly after construction commenced and the new owner requested a few changes. The parcel to the west will be split from the subject property resulting in a reduction in square footage of the new proposal. The garage was moved

closer to the house, a wing enclosing the court yard was eliminated, part of a two-story mass was eliminated and the tower was removed. Materials and colors were changed; quoins were removed, a horizontal stone band at the second floor was added, and iron balconies were changed to stone. The perimeter landscaping included cocoanut palm trees along Seminole Avenue and clusters of cocoanut palm trees at the corners of the property. Also, noronhia, traveler palms and a five-foot high seagrape hedge will be included in the landscaping.

It was commented that the "tear drops" on the bottom of the windows was out of scale with the window. It was suggested increasing the size of the stone handrail or go back to the metal railing.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION TO INCREASE THE STONE HANDRAIL TO 4 ½ TO 5 INCHES IN DIAMETER AND TO SHRINK THE SIZE OF THE "TEAR DROPS" UNDER THE WINDOWS.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B38-04 Addition & Alterations

Applicant: John and Carol Casey
Address: 208 Mockingbird Trail
Architect: Smith & Moore
Project Description: Guest room addition, kitchen expansion and entry alterations to an existing one-story residence.

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

Architect Harold Smith explained that the owners wanted to add a little excitement to the front of the house. They propose replacing the wood shake roof with flat, green concrete tiles. Building colors will be pale peach, white trim and green shutters matching the green roof. The wood siding on the garage side of the house will be removed and replaced with stucco. The one-story guest house will be connected to the main house with the addition of a guest suite. He cited the project calculations which indicated that they were within the town's codes.

It was thought that opening the walls on the east and west sides of the front door was necessary, the white driveway would be glaring in the sun and the tone of building walls should

be darker.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT SUBJECT TO CHANGING THE COLOR OF THE DRIVEWAY, DARKENING THE COLOR OF THE HOUSE AND OPENING THE SIDE WALLS OF THE ENTRY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B39-04 New Residence

Applicant: Mary Louise Antle
Address: 342 Seabreeze Avenue
Architect: Smith & Moore Architects
Project Description: New two-story residence. (*Landscape & hardscape*)

Mr. Adams stated that he met with the architect and discussed the plans. Mr. Wheelock recused himself as the applicant was a client of his. Mr. Strawbridge was a voting member regarding this project.

Architect Harold Smith introduced Property Owner Mary Antle and Landscape Architect Don Skowron. Mr. Smith explained the floor plan as having a centered living room, a dining terrace off of the family room overlooking the pool, and the master bedroom and two guest rooms on the second floor. The front loading garage will be recessed two feet from the front plane of the house. Building materials include, antiqued low-profile barrel roof tiles, limestone quoins integrated in corners of the house and limestone surround at the front entrance with curving recessed bands leading to the solid-wood front door. Wooden garage doors, having the appearance of barn doors, will be painted the same color as the house. Operable wood shutters will be painted pale green to match the aluminum clad, wood-casement, impact resistant windows. Mr. Smith remarked that the architectural style of the proposal was Provence.

It was suggested to add landscaping between the front door and the garage doors.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Don Skowron presented the final landscape and hardscape for this

project. He indicated that an existing coconut palm tree will be relocated at the front of the property to maintain the rhythm of trees on the street.

Mr. Shaw thought that the location of the garage and driveway layout needed further study because cars would have to back into a busy street. Mr. Adams asked to remove some of the hard surface. Dr. Rosenberg suggested adding sod to the south end of the swimming pool. Mr. Feldkamp requested, if possible, adding another palm tree at the curb cut.

MOTION BY DR. ROSENBERG TO APPROVE THE LANDSCAPING AND HARDSCAPING PROPOSAL WITH THE REDUCTION OF THE AMOUNT OF HARDSCAPE AROUND THE POOL AND IF POSSIBLE ADD A PALM TREE AT THE STREET.

MOTION SECONDED BY MR. STRAWBRIDGE.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

Mr. Wheelock returned to the dais at this time.

B40-04 Renovation, Addition & Site Work

Applicant:	Mary Brittain B. Cudlip
Address:	555 Island Drive
Architect:	Thomas M. Kirchhoff
Project Description:	Renovation of an existing two-story portion of house, one-story additions, interior renovations and site work.

Mr. Shaw, Mr. Feldkamp and Mr. Zukov had meetings with the architect.

Architect Tom Kirchhoff presented renovations to an existing Caribbean/Colonial style house. He said the brick house has broad overhangs, a low roof eave, a dual pitched roof and awning windows. The renovation project will include partial demolition, additions and new windows at the new construction portion of the project.

It was noticed that a three-point back out and a three-point turn would be necessary to access the garage. The addition of the brick quoins was thought to be out of character with the simple style of the house.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITHOUT THE QUOINS.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B41-04 Additions

Applicant: Christopher and Ruth Cecil
Address: 255 Seaspray Avenue
Architect: Oliver-Glidden-Spina & Partners
Project Description: Add a second floor over the existing one-story master bedroom and to raise the roof above the existing second story garage and maid's quarters. Construction will require partial exterior demolition.

There were no ex parte communications disclosed regarding this project.

Architect Ed Oliver informed the commission that a variance was approved for this project in 2003. A second floor master bedroom will be added over the existing family room and master bedroom.

Mr. Wheelock asked the architect to bring the landscaping back to the commission to review.

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

MOTION DIED FOR THE LACK OF A SECOND.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT SUBJECT TO COMING BACK WITH THE LANDSCAPE PLAN AT A LATER DATE.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

* Item number B35-0, 1045 North Ocean Boulevard was brought back to the table at this time. See minutes under Item Number B35-04.

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

B42-04 Additions

Applicant: Adam and Alfred Jackson
Address: 264 List Road
Architect: Lee Kvarnberg
Project Description: Demolition of existing living room and screened room, addition of new living room, loggia, master sitting room and new entry.

Mr. Feldkamp and Mr. Wideman said they met with the architect.

Architect Lee Kvarnberg explained that the proposal will improve the front facade, improve the floor plan, reduce the footprint and increase the greenspace.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Ray Wall presented revisions to the existing landscaping.

The commission requested a circular driveway and a rhythm of trees along the street.

MOTION BY MR. ADAMS TO APPROVE THE LANDSCAPE AND HARDSCAPE PROPOSAL WITH THE CIRCULAR DRIVEWAY BEING RETAINED OR ALTERED VERY LITTLE AND TO ESTABLISH A RHYTHM OF TREES ON THE STREET.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B43-04 Additions & Revisions

Applicant: Thomas and Mary Gilbane
Address: 225 Sandpiper Drive
Architect: Ralph T. Cantin
Project Description: Bedroom and family room addition (891-s. f.). New house color, a new roof, remodeled front entry.

Staff recommended deferral to the June meeting.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE JUNE MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B44-04 Balcony/Porch Addition

Applicant: Jimmy and Jane Buffett
Address: 540 South Ocean Boulevard
Architect: Ralph T. Cantin
Project Description: Extend east facing porch and balcony approximately five-feet, six-inches in depth.

There were no ex parte communications disclosed regarding this project.

Architect Ralph Cantin presented the balcony/porch extension proposal.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A10-04Awning SR 1-2004

Applicant: Heart of Palm Beach Hotel, LLC
Address: 160 Royal Palm Way
Architect: The Lawrence Group Architects
Project Description: New awning at entrance to east building.

There were no ex parte communications disclosed regarding this project.

Architect Richard Leija stated that the awning will match an existing entry awning at the front of the building. The addition of an awning will require a site plan approval.

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

A11-04 Revised Windows & Doors & Additional Square Footage V14-2004

Applicant: DLKK, LLC
Address: 589 North County Road
Architect: Phoenix Architecture
Project Description: Previously approved project - changes requested to windows and doors and slight s. f. increase.

Mr. Frank stated that this project does require a variance. It has been previously approved by ARCOM and it is before the commission for some minor facade changes.

Zoning Administrator Paul Castro explained that the plan submitted for review today requires a point of measurement variance. However, another plan was submitted that did meet the code; therefore, the hardship was questioned relative to the application.

There were no ex parte communications announced.

Architect Lynn McColl noted that the overall footprint will be increased 1,900 s.f. The point of measurement requested would increase the tie beam height from 23.6 to 27 feet in order to raise the first floor ceiling heights from 11 ½ to 13 feet. She proposed additional stone trim to the carriage house, window and door changes, modification of the entry feature and the addition of a small balcony. Because of the additional square footage the swimming pool will

have to be relocated.

Mr. Frank commented on the variance request and reminded the commission they have the right to determine whether it is architecturally acceptable or not.

The Commission agreed that the many changes that are being requested should be considered a new major project and should be advertised to the neighbors. They felt the proposed embellishments were heavy handed. It was stated that the project that was previously approved was a much cleaner and classical proposal. Mr. Wideman remarked that 1,900 s. f. was more that a "slight increase." Ms. McColl responded that the additional square footage was for both floors and not just the footprint.

After much discussion, it was agreed to let the Town Council know the commission did not have a problem with the increase in height of the main house.

MOTION BY MR. ADAMS TO RE-ADVERTISE AND BRING IT TO THE COMMISSION AS A NEW PROJECT.

MOTION SECONDED BY MR. WHEELock.

MOTION CARRIED UNANIMOUSLY.

Further discussion took place regarding the requested variance.

MOTION BY MR. SHAW STATING THAT THE COMMISSION HAS NO OBJECTION TO ELEVATING THE MAIN HOUSE THREE FEET

Attorney Maura Ziska, representing the applicant, addressed the commission and stated that the request was not a height variance, but a point of measurement variance.

Mr. Shaw continued with his motion, **THE COMMISSION DID NOT OBJECT TO RAISING THE TIE BEAM HEIGHT TO A TWENTY SEVEN-FOOT POINT, HOWEVER, NO OTHER CHANGES TO THE PROJECT ARE BEING APPROVED ALLOWING THEM TO GO TO THE TOWN COUNCIL TO DEAL WITH THE POINT OF MEASUREMENT ISSUE.**

Ms. Ziska again commented that there is a difference between a height variance and a point of measurement variance. She asked if the commission had any problems with the finished floor elevation and the height of the tie beam.

**AMENDED MOTION BY MR. ADAMS TO REMOVE THE MINOR PROJECT FROM THE COMMISSION'S AGENDA.
MOTION SECONDED BY MR. WHEELLOCK.
MOTION CARRIED UNANIMOUSLY.**

Mr. Shaw stated that the original motion could not be amended. That a new motion would have to be made.

**MOTION BY MR. SHAW TO REMOVE THIS ITEM FROM THE AGENDA AND HAVE IT RESUBMITTED AS A MAJOR ITEM.
MOTION SECONDED BY MR. WHEELLOCK.
MOTION CARRIED UNANIMOUSLY.**

MOTION BY MR. SHAW TO APPROVE RAISING THE TIE BEAM HEIGHT AS REQUESTED.

Discussion regarding the architecture relative to the variance request took place. Ms. Ziska explained that they request a point of measurement variance in order to raise the ceiling heights.

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

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

NONE

D. NEW BUSINESS - MINOR PROJECTS

A9-04 Roof Material Change & Revisions

Applicant: Harding and Jan Willinger
Address: 218 Tangier Avenue
Architect: Ralph T. Cantin
Project Description: New entry doors, new entry columns, a narrow entry path, new house color, replace Spanish "S" tile roof with a cement tile roof with new color.

Architect Ralph Cantin proposed widening the driveway thirty inches, replacing the "S" tile roofing with grey slate tiles, change the round columns with square ones and add a new front door.

**MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

A12-04 Landscape, Hardscape Revisions, Site Lighting

Applicant: Mr. And Mrs. David Rosow
Address: 1460 North Lake Way
Landscape Architect: Steven M. Dauber
Project Description: Landscape, landscape lighting and minor revisions to existing hardscape.

Mr. Wheelock stated that he visited the site.

Landscape Architect Steven Dauber presented the project.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITHOUT COLUMN LIGHTS.
MOTION SECONDED BY MR. SHAW.**

MOTION CARRIED UNANIMOUSLY.

A13-04 Landscape, Hardscape, Site lighting

Applicant: H.B.R. Inc.
Address: 211 Ridgeview Drive
Landscape Architect: Steven M. Dauber
Project Description: Landscape, hardscape and landscape lighting

Mr. Shaw stated that he received a letter from Mr. Paul Rampell, 237 Ridgeview Drive, requesting royal palm trees planted in the front yard of the subject property. (This letter is attached to and made part of these minutes.)

Landscape Architect Steven Dauber presented elevation drawings of the proposed landscaping project. He indicated that the site lighting includes path lights, down lights in the ficus to light the motor court and a series of lights in the plantings around the swimming pool. Mr. Dauber agreed to change some down lights in the back yard to path lights.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT AS PRESENTED WITH THE CHANGE FROM THE COCONUT PALMS TO THE ROYAL PALMS IN THE RHYTHM THAT THE STREET IS TRYING TO PROJECT.
MOTION SECONDED BY MR. FELDKAMP.**

**SUBSTITUTE MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO ELIMINATE THE DOWN LIGHTS ON THE NORTH SIDE OF THE PROPERTY AND THAT THEY CONSIDER ALTERNATIVE ROYAL PALMS TREES.
MOTION SECONDED BY MR. ADAMS.**

ROLL CALL:

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

MOTION CARRIED 4-3.

A14-04 Landscape

Applicant: David v. Reese and Jean H. Reese
Address: 108 Dolphin Road
Landscape Architect: Elizabeth Marshall-Beasley
Project Description: Planting plans for a new residence of two-stories, with glazed white tile roofing, yellow stucco walls, white stucco trim, cast stone detail. Mature seagrapes and sabal palms have been preserved and transplanted, as addressed in the January 2003 ARCOM Minutes.

Landscape Designer Bruce Armstrong introduced the Landscape Architect Elizabeth Marshall-Beasley.

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

A15-04 Landscape & Hardscape

Applicant: Mr. Peter Burt
Address: 341 Garden Road
Architect: Morgan Wheelock
Project Description: Landscape and hardscape.

Mr. Wheelock declared a Conflict of Interest and left the dias during the presentation.

Landscape Architect Don Skowron presented the project.

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

Mr. Wheelock returned to the meeting at this time.

A16-04 Roof Material Change

Applicant: Robert S. Cuillo
Address: 1260 North Lake Way
Contractor: Ranger Roofing
Project Description: Change roof tiles from brown flat cement to green estate "S" roll, cement tiles.

Paul Jenssen, representing the property owner, presented a shallow barrel tile roof sample to the commission.

MOTION BY MR. SHAW TO APPROVE A FLAT ROOF TILE IN VARIEGATED COLORS.

MOTION SECONDED BY MR. ADAMS.

ROLL CALL:

MR. SHAW YES

MR. ADAMS YES

MR. WHEELOCK NO

DR. ROSENBERG YES

MR. ZUKOV NO

MR. FELDKAMP YES

MR. WIDEMAN YES

MOTION CARRIED 5-2.

VIII OTHER BUSINESS

To follow up Mr. Shaw' request from the last meeting, Ms. Close checked into approval letters from the State of Florida relative to projects requiring Town Council approval. She stated that the Department of Environmental Protection has set standards in setting the finished floor elevations in the coastal areas.

IX ADJOURNMENT

The meeting was adjourned at 4:10 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on Wednesday, June 23, 2004.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. L. Wideman, Jr.", followed by a period. The signature is fluid and cursive.

Floyd L. Wideman, Jr., Chairman

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

NAME - FIRST NAME - MIDDLE NAME WHEELLOCK MORRIS DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH FL	COUNTY PB	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED MAY 26 2004		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.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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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.

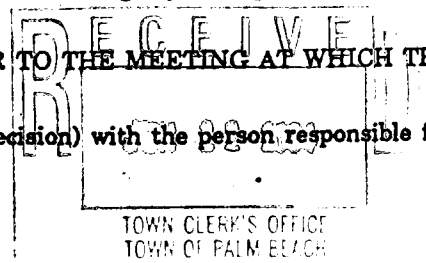
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DISCLOSURE OF LOCAL OFFICER'S INTEREST

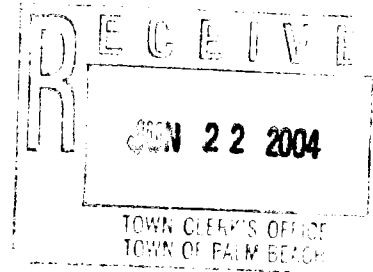
I, Morgan Wheelock, hereby disclose that on May 26, 2004:

(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:

B39.04 Mary Louise Antle (my client)
A15.04 Mr. Peter Burt (my client)



May 26 2004
Date Filed

Morgan Wheelock
Signature

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