

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY APRIL 27, 2005
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

CALL TO ORDER

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

1. 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 (arrived 9:04)
William J. Strawbridge Jr., Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Robert L. Moore, Director Planning, Zoning & Building
John C. Randolph, Town Attorney
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

ABSENT:

Jeffery W. Smith, Alternate Member (excused absence)

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV APPROVAL OF THE MINUTES FROM THE MARCH 23, 2005 MEETING.

MOTION BY MR. WHELOCK TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A8-05 Landscape, Hardscape and Colors of New Cabana Buildings

Address: 1 South County Road
Applicant: The Breaker's Palm Beach, Inc.
Architect: Wimberly Allison Tong & Goo
Project Description: Landscape and hardscape associated with the Breaker's beach and cabana project. Presentation of colors for the cabanas.

Mr. Wideman said he spoke with Paul Leone of the Breaker's hotel. Mr. Wheelock said he met with Danny Miller last month.

Paul Leone, President of the Breaker's and Flagler System presented drawings and color samples proposed for the cabana buildings. They studied different types of roofing material, and felt that the slate material was the most appropriate for this project.

The color samples presented were very pale. Therefore, it was asked present brighter colors for staff to approve.

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

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

VI PROJECT DEFERRALS/REMOVALS

B20-05 New Residence

Address: 110 Angler Avenue
Applicant: Eileen Morris
Designer/Architect: R.E. Townsend and Associates/Ignacio Reyes
Project Description: New two story single family residence "French inspired."

This project was deferred from the February meeting at the architect's request. This project was deferred from the March meeting for restudy. The architect requests deferral to the May meeting.

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.
The landscape designer requests deferral to the May meeting.

MOTION BY MR. WHELOCK TO DEFER PROJECT NUMBERS B20-05 AND A6-05 TO THE MAY MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B95-04/SP15-04 Addition

Address: 247 Worth Avenue
Applicant: Jane B Holzer
Architect: The Lawrence Group
Project Description: Addition of a partial second floor, 1700 square feet over the first floor of approximately 1258 square feet. Materials, height, colors are compatible with the existing building. Existing retail use is unchanged.

This project was deferred from the December meeting to address the Worth Avenue Design Guidelines. It was deferred from the January, February and March meetings at the architect's request. The architect requests deferral to the May meeting.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE MAY MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

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 and the new construction was deferred for restudy at the March meeting.

Mr. Wheelock declared a previous Conflict of Interest and left the dais during the review of this project. Ms. Diver said she spoke to the lawyer on the telephone. Mr. Zukov, Mr. Shaw and Mr. Feldkamp said they met with the architect.

Architect Roger Janssen presented a scale model of the proposed project as the Commission had requested last month. He reported that a site plan review is being requested because the lot is 110-feet wide rather than the required 125-feet wide. They also propose building the house on the dune line.

Attorney Greg Young, representing the applicant, stated that due to the lay of the ground, the project requires a point of measurement variance.

Attorney Randolph agreed that variances run with the land based upon the uniqueness of the land and the hardship that relates to the land.

Mr. Shaw remarked that the issue is to review the architecture and determine whether it will be affected by the variance. He asked, does the architecture of this house require that it be where it is versus a point on the land that would minimize the variance request?

Architect Janssen further explained that they are going to ask for a variance in case that the D.E.P. does not issue a permit to build a bulkhead.

Attorney Young stated that if the D.E.P. does allow the building of a bulkhead, then there would be no need for a variance.

Architect Janssen explained that the house will be a Neoclassical style with white stucco and red flat cement tile roof. The entry door will be made of black iron and glass. The 1½ story garage will have an exterior staircase leading to a guest suite. The swimming pool will be located in a court yard, between the main house and the carriage house, rather than placing it close to the ocean.

The commissioners agreed that the architecture was well done, but was too formal for the surrounding area. It was also stated that this proposal will be imposing on the neighbors, and if it were reoriented to the east-west on the property, it would have less of an impact.

Attorney Ray Royce, spoke on behalf of Mr. Robert Rich, the neighbor to the north of this property, and Mr. Frank Wilkins, the neighbor to the south. He requested reducing the size of the house and moving it farther west on the property. He also asked that walls and vegetative screening of the driveway, and motor court from the north neighbor's swimming pool, and buffering of the neighbor to the south from the raised motor court.

**MOTION BY MR. SHAW THAT THE COMMISSION DOES NOT RECOMMEND THE PROJECT AS PRESENTED, AND THAT ARCHITECTURALLY REPOSITIONING THE PROJECT ON THE PROPERTY MIGHT AFFECT IT, AND THAT THE VARIANCES THAT ARE BEING CONSIDERED, BOTH AT THE STATE LEVEL, AND THE TOWN LEVEL PROBABLY SHOULD BE CONSIDERED BEFORE THE COMMISSION GOES ANY FURTHER ON THEIR DECISIONS.
MOTION SECONDED BY DR. ROSENBERG.**

Under discussion, it was suggested putting a deed restriction on the two neighbors' properties so that future development would not go any farther east of this project.

It was commented, that although the house is architecturally pleasing, and if the variance were denied, it would impact the architectural quality of the project. As there are some State issues pertaining to a bulkhead, it was thought that ARCOM review at this time would be premature.

**MR. ZUKOV AND MR. STRAWBRIDGE WERE OPPOSED.
MOTION CARRIED 5-2.**

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MS. DIVER.
MR. ZUKOV AND MR. STRAWBRIDGE OPPOSED.
MOTION CARRIED 5-2.**

B25-04/V20-04 New Residence

Applicant: 171 Royal Poinciana, LLC
Address: 171 Main Street
Architect: Shibao International Corporation
Project Description: Construction of a new single family residence

This project was deferred from the April, September, October, November and February meetings at the architect's request. It was deferred from the May, June and December meetings at the staff's recommendation. It was deferred from the July, August and February meetings for restudy. Demolition of the existing residence was approved at the August meeting. It was deferred from the March meeting for a complete presentation.

This project was heard after item number B19-05.

There were no ex parte communication disclosures regarding this project.

Property owner Lin Min presented the building colors and answered the Commission's questions to their satisfaction.

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

Under discussion, it was noted that the proposed building colors were somewhat muted and should be brightened up a bit.

**AMENDED MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS
PRESENTED AND GIVE THE APPLICANT AN OPPORTUNITY TO COME BACK
WITH DIFFERENT BUILDING COLORS.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.**

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

VIII PROJECT REVIEW

B18-05 New Residence

Address: 232 Tradewind Drive (lot 48)
Applicant: Taja Realty
Architect: Smith and Moore Architects
Project Description: Demolition of an existing Regency style home and replace it with a two-story Anglo Caribbean style home.

This project was deferred from the February meeting for correction of the property owner. The demolition was approved and the new construction was deferred from the March meeting for restudy.

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

Architect Harold Smith stated that this project will not be the introduction of two-story homes as previously stated. There are three, two-story homes already on the street. He indicated that they will provide proper screening by keeping the existing ficus hedge, constructing a 7' high wall along the west property line, and introducing coconut palm trees. To further address the Commission's requests, he moved the structure 1' to the east, lowered the tie beam 6" to bring the overall height of the house down, and relocated the air-conditioning condensing units to a court yard with a 7' high fence around it.

Roman and Helena Martinez, 248 Tradewind Drive, addressed the Commission.

It was stated that the architect has done everything possible to accommodate the impact on the neighbors, with the vegetative screening, the property wall, the air-conditioner and the cocoanut palm trees.

Philip Ives, the neighbor to the south, remarked that this two-story house will look into his livingroom and back yard.

Architect Smith, responding to Mr. Ives request to replace the eureka hedge with a ficus hedge, agreed only if it were the preference of the Commission.

Mr. Frank read a letter from K.C. Gubelmann, 265 Tradewind Drive, asking that one house at a time built on the street.

Mr. Martinez said that the original intent was to keep this neighborhood single story residences. He produced a recorded Declaration, signed April 5, 1964, for the Dodge Estates, which stated that no two-story residences shall be constructed without the written approval of the Declarants herein.

Attorney Maura Ziska, representing Taja Reality, reminded the Commission that the two projects meet all of the zoning codes and that declaration/subdivision agreements are not the town's responsibility to enforce.

Mr. Randolph agreed, and said that the town enforces their zoning codes and that it would be up to the property owners to enforce deed restrictions.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED AND TO COME BACK WITH THE BUILDING COLOR SAMPLES WITH THE LANDSCAPE PLAN.

MOTION SECONDED BY MR. FELDKAMP.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

B19-05 Demolition and New Residence

Address: 232 (226) Tradewind Drive (lot 49)
Applicant: Taja Realty Trust
Architect: Smith and Moore Architects
Project Description: Demolition of an existing Regency style house and replace it with a new two-story Caribbean Georgian style house.

This project was deferred from the February meeting for a correction of the current property owner. It was deferred from the March meeting for restudy.

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

Project Manager William Waters presented the proposed 5,100 s.f. home to the Commission.

The architect was asked to simplify the architecture and try to make it appear less massive. Also, to relocate the swimming pool so that it will not impact the neighbor.

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

MOTION SECONDED BY MR. WHELOCK.

ROLL CALL:

MR. STRAWBRIDGE YES

MR. WHELOCK YES

DR. ROSENBERG NO

MR. SHAW YES

MR. ZUKOV YES

MR. FELDKAMP NO

MR. WIDEMAN YES

MOTION CARRIED 5-2.

B25-05 New Residence, Landscape & Hardscape

Address: 200 Clarke Avenue
Applicant: 200 Clarke Avenue, LLC
Architect: Dailey Janssen Architects
Project Description: Demolition of existing residence. Construction of new two-story residence, cabana, pool, hardscape, and landscape.

The demolition was approved and the new construction was deferred at the March meeting.

Mr. Wheelock declared a Conflict of Interest and left the dais during the discussion. Mr. Zukov and Mr. Feldkamp said they met with the architect.

Architect Roger Janssen presented a scale model of the proposed residence, carriage house and cabana. He addressed the architectural issues that the Commission commented on last month. As a result the stone veneer was removed on the stairtower, additional stone work was added at the lower portion of the entry facade and arcade, and the fenestration was revised.

Susan Idy, 212 Clarke Avenue, asked that a retaining wall be erected between the properties and to have proper screening from the construction project.

Mr. Frank read Town Engineer Marty Gauthier's report, suggesting a revision to plans so that the site, hardscape, and drainage plans all agree with each other.

Landscape Architect Don Skowron presented the landscape and hardscape plans. He assured the Commission that the neighbor to the west will be properly screened with vegetative material.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED
SUBJECT TO STAFF REVIEW, APPROVAL OF THE DRAINAGE PLAN AND TO
ADDRESS THE COMMENTS FROM THE ENGINEER.**

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B26-05 New Residence

Address: 242 Via Las Brisas
Applicant: Dan Swanson
Architect: Phoenix Architectural
Project Description: New single family residence.

This project was deferred from the March meeting for restudy.

Mr. Wheelock said he visited the site.

Architect Lynn McColl presented the project revisions which included removal of the quoins on the front, removal of the bay window to be replaced with three pieces of fixed glass, and the installation of three windows on the second floor.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B27-05 New Residence

Address: 264 Country Club Road
Applicant: Real Property Intellectuals LLC
Architect: The Lawrence Group Architects
Project Description: Demolition of a one-story single family brick residence. Construction of a two-story concrete block and stucco with a clay barrel tile roof, four bedroom house with a two-car garage.

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

Mr. Strawbridge declared a Conflict of Interest and left the dias during the presentation. Mr. Wheelock said he visited the site.

Architect Eugene Lawrence reviewed the revisions to the project. He noted that a window was

added to the kitchen, the glass was divided inside the court yard, and railing was added to the top of the garden wall.

It was commented that a large window looked like a two-story element, and that the French doors should be replaced with windows.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION TO PLACE TWO WINDOWS OVER THERE, (IN PLACE OF THE FRENCH DOORS), MATCH THE OTHER WINDOWS ON THE OTHER SIDE.

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

B30-05 Renovation

Address: 155 North County Road
Applicant: Salamander Palm Beach, LLC
Architect: REG Architects
Project Description: Renovation of the existing Herbert's Lafayette Market. The use will remain the same and the name will be changed to Market Salamander. The exterior will be renovated with new materials and paint. The building structure to remain as is in height with no additions. The walk-in-coolers on the east side to be removed.

This project was approved at the March meeting with the exception of the front and rear facades.

There were no ex parte communications relative to this project.

Architect Rick Gonzales presented a material board of stone, for the front facade; copper, for the entry roof; and red brick, for the corners of the building.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B32-05 Demolition & New Residence

Address: 267 Merrain Road
Applicant: Richard Connaughton
Architect: Dailey Janssen Architects
Project Description: Demolition of one-story residence, pool and hardscape. New two-story residence, pool, hardscape and landscape.

Mr. Wheelock said he met with the architect and visited the site. Mr. Feldkamp, Dr. Rosenberg and Mr. Zukov said they met with the architect.

Architect Roger Janssen read the demolition report. He said that the existing vegetation on the east and west sides will remain during construction.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO MAINTAIN THE EXISTING PERIMETER LANDSCAPING AND TO SOD OR SEED THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Architect Roger Janssen proposed a Dutch West Indies/Colonial style home. It will be two-stories with a one-story connection wing and a one½ story carriage house. The building will have textured stucco, stone work at the pergola, and a red, flat cement tile roof.

Thomas D. Dibaco, 1295 North Lake Way, objected to the formal style of architecture proposed for this street.

Bob Zwicky, on behalf of his mother who resides at 246 Merrain Road, stated that the proposed home is not compatible with the area. Also, he requested having adequate vegetative screening of this home.

Jean Zwicky, advised the Commission that this street has very understated homes on it.

Some of the Commissioners felt that the architecture needed to be toned down because it is too formal and massive for the street. Furthermore, the landscaping and hardscaping emphasized the formality of the project.

Dr. Rosenberg and Mr. Strawbridge liked the British Colonial style of architecture with just a few changes.

Property Owner Richard Connaughton, spoke in favor of the project and he did not want to delay the construction process.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE AGREEMENT TO MODIFY THE TWO VERY LARGE WINDOWS ON THE FRONT WING, AND NOT TO CONSIDER THE LANDSCAPE AND HARDSCAPE AT THIS TIME.

MOTION SECONDED BY MR. SHAW.

Under discussion, Mr. Connaughton did not want to change the Palladian windows on the front of the house. Mr. Frank advised against partial project approvals, as it was suggested, because this procedure has had problems in the past.

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

MR. SHAW WITHDREW HIS SECOND.

MOTION SECONDED BY MR. WHELOCK.

ROLL CALL:

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

MOTION CARRIED 4-3.

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

B33-05 New Residence, Landscape & Hardscape

Address:	226 Ridgeview Drive
Applicant:	Uznis Development LLC
Architect:	Dailey Janssen Architects
Project Description:	Construction of a new two-story residence, pool, hardscape, and landscape.

Mr. Zukov and Mr. Wheelock said they met with the architect.

Architect Roger Janssen presented a Bermuda/Georgian/Colonial style house with a steep pitch roof, exposed outlookers, and dormer windows. He noted that the one-story garage wing will be entered from the west side and that the two-story volume will be kept away from the side lot

lines.

It was recommended to flip the floor plan so that the second story will be closer to the house that they are building next door. The roof lines were thought to be very complex, and that the garage door would look better if it were centered.

MOTION BY MR. SHAW TO APPROVE THE PROJECT ON THE BASIS THAT THE DOORS IN THE GARAGE WILL BE WIDENED TWO FEET AND CENTERED ON THE WALL, THE PEAK ON THE ROOF WILL BE FLATTENED TO THE SAME ELEVATION AS THE ROOF RIDGE, AND TO REMOVE THE DORMER WINDOWS AND THE GATE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Ray Wall proposed keystones for the driveway and the pool deck. There will be a raised spa with three waterfall features. The landscaping included washingtonia, and alexander palm trees.

To avoid backing into the street, it was suggested adding more pavement and squaring off the rounded sections of pavement.

MOTION BY MR. WHELOCK TO APPROVE THE LANDSCAPE PROJECT AND TO DEFER THE HARDSCAPE FOR RESTUDY.

MOTION SECONDED BY MR. SHAW.

MR. ZUKOV OPPOSED.

MOTION CARRIED 6-1.

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 bedrooms home in a Bermuda styling with wood shutters, louvered dormer and smooth stucco/simulated stone entry.

There were no ex parte communications disclosed.

Architect George Perez introduced Project Designer Pablo Solos. Mr. Solos described the project as a Bermuda style with one and two stories, a recessed entry, a side entry garage.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE MAY MEETING FOR RESTUDY.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

B35-05 New Storefront

Address: 150 Worth Avenue #113
Applicant: Worth Avenue Associates LTD
Architect: Mesa Architecture
Project Description: New storefront (Vilebrequin - Suite 113)

Mr. Wheelock said he visited the site.

Architect Steven Roy proposed an aluminum and glass storefront.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE MAY MEETING FOR RESTUDY AND TO BRING IT CLOSER TO WHAT IS EXISTING.

After further discussion, Mr. Wheelock withdrew his motion.

MOTION BY MR. SHAW TO LEAVE THE STOREFRONT EXACTLY AS IT IS AND TO USE A SOFTER BLUE COLOR FOR THE SIGN.

MOTION SECONDED BY MR. STRAWBRIDGE.

AMENDED MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE MAY MEETING TO COME BACK WITH A SET OF PLANS THAT ARE MORE IN KEEPING WITH WHAT IS THERE, BUT ALLOWING SOME UNIQUE IDENTITY.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B36-05 Demolition & New Residence

Address: 167 East Inlet Drive
Applicant: Ajax Equity, LLC
Architect: Portuondo Perotti Architect
Project Description: 1. Demolish existing house. 2. To construct a new residence, Caribbean style Bermuda with a South African Dutch influence. 3. Demolition date, June 2005.

Mr. Shaw said he met with the landscape architect to review the plans. Mr. Zukov and Mr. Wideman said they met with the developer and the architect. Mr. Wheelock said he met with developer and the landscape architect, and went to the site.

Architect Raphael Portondo presented the demolition proposal. Landscape Architect Brian Vertesch explained that they will keep an Australian pine hedge and a ficus hedge throughout construction.

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

Architect Raphael Portondo presented the Caribbean style house to the Commission. He explained that three levels of the house will make up the streetscape; a one-story garage, a lower level pergola, and an open entry element. The clay roofing material will resemble fish scales.

Landscape Architect Brian Vertesch presented the preliminary landscaping.

The architect was asked to restudy the front loading garage.

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

Dick Raffo, 173 East Inlet Drive, requested six-feet high fences erected to block the construction from the neighbors. He noticed that plans showed planting in the Corp. of Engineers easement which extends from the north property line to the jetty. He also asked that the swimming pool be moved away from his property.

Dick Bauer, 161 East Inlet Drive, asked that the dust from the demolition and the new construction be kept to a minimum because the area is quite windy.

B37-05 New Guest House

Address: 257 South Woods Road
Applicant: Mr. and Mrs. Stanley G. Mortimer, III
Architect: SKA Architect + Planner
Project Description: Construction of new single-story Mediterranean style guest house to be approximately 3,300 square feet.

Ms. Diver, Mr. Feldkamp and Mr. Shaw said she met with the architect. Mr. Wheelock said he met with the architect and the owner, and visited the site.

Architect Pat Seagraves said the proposal also included an extension to the main house and converting the garage into staff quarters. The new guest house will be attached to the main house with a breezeway.

It was suggested to eliminate one of the three driveway cuts to minimize the impact of the large building.

Landscape Designer Mario Nievera addressed the driveway issue with the proposal of a six-foot tall hedge along the street.

Comments were made that the house should be downsized, the two entry features were confusing, and the windows need to be restudied.

It was also commented that this proposal was less imposing on the neighborhood than some of the other projects that were presented today.

**MOTION BY MR. WHEELLOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. STRAWBRIDGE.
MR. ZUKOV AND MR. SHAW OPPOSED.
MOTION CARRIED 5-2.**

B38-05 Additions

Address: 124 Brazilian Avenue
Applicant: Robert and Susan Burch
Architect: SKA Architect + Planner
Project Description: Replace a portion of existing second-story pergola with a second-story extension. Addition of a two-story, one-car garage attached to existing structure. All additions to match roof, materials, colors, and all detailing of existing structures.

Mr. Wheelock said he visited the site.

Architect Jackie Albarran presented revisions to an existing house. She proposed a second floor addition and a one-car garage to the rear of the property.

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

B39-05 Demolition

Address: 1275 South Ocean Boulevard
Applicant: 1275 S. County LLC, Dan Swanson, Manager
Contractor: Thomas B. Cushing Demolition
Project Description: Demolition of existing single family residence, hardscape and landscaping.

Mr. Wheelock said he visited the site.

Architect Lynn McColl proposed demolition of a house that was built for Michael Burrows in 1982. The architect was Alfred Parker. The architectural style is a contemporary California that is approximately 8,000 square feet.

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

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A35-04 Roof Material Change

Address: 232 Sanford Avenue
Applicant: Mary Byrne Foley
Contractor: Preston Enterprises
Project Description: Change white flat concrete tile to fiberglass dimensional shingle.

This project was deferred from the December, January, February and March meetings at the homeowner's request.

**MOTION BY MR. SHAW TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

A5-05 Roof Material Change

Address: 201 Pendleton Lane
Applicant: Welch
Contractor: Westrun Roofing
Project Description: Change roofing material from flat white concrete to blue dimensional shingle.

This project was deferred from the February and March meetings for restudy.

No one was present to represent this project.

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

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 walk of keystones. New keystone tile at existing rear porch, and a new front door.

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

There were no ex parte communications disclosed regarding this project. Architect Ralph Choeff stated that the house has several different building materials on the face of it. Therefore, all of it will be removed and replaced with stucco. A new entry foyer with a glass and wrought iron door will be added. The owners would like to add an extra driveway curb cut on North Lake Way.

The architect was asked to restudy the garage door, the front door, and reconfigure the driveway with the Public Work's Department's approval.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE MAY MEETING AND COME BACK WITH A FINAL PRESENTATION THAT HAS BEEN COORDINATED WITH THE PUBLIC WORKS AND ADDRESSES SOME OF THE CONCERNS REGARDING A WROUGHT IRON GATE AND THE GARAGE DOOR. MOTION SECONDED BY MR. SHAW. MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A11-05 Landscape Lighting

Address: 121 Woodbridge Road
Applicant: Grau
Consultant: Luminary Effects
Project Description: landscape lighting.

There were no ex parte communications disclosed regarding this project.

Lighting Consultant Van Collier proposed fiber optics for the lighting around the swimming pool and down lighting to highlight some column features.

It was thought that 45 fixtures were too many for this size lot.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MAY MEETING AND COME BACK WITH ABOUT A 30% REDUCTION OF FIXTURES AND WATTAGE.

MOTION SECONDED BY MR. ZUKOV.

After discussion, Mr. Strawbridge withdrew his motion and Mr. Zukov withdrew his second.

Mr. Frank agreed with Mr. Collier that the proposal would not be obtrusive if each light fixture were one foot candle.

MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE CONDITION TO HAVE THE PLANS STAMPED BY A CERTIFIED LIGHTING TO REFLECT ONE FOOT CANDLE FOR EACH LIGHT FIXTURE AND FOR STAFF TO APPROVE. MOTION CARRIED UNANIMOUSLY.

A12-05 Landscape

Address: 430 Brazilian Avenue
Applicant: Brazilian Ave LLC
Landscape Architect: Lang Design Group
Project Description: landscape

Mr. Wheelock said he visited the site.

Landscape Architect John Lang indicated that the site is very narrow. Thereby, the neighbor agreed to have vegetation planted on his property for privacy.

It was commented that the landscaping did not contribute to the character of Brazilian Avenue.

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

MOTION SECONDED BY MR. STRAWBRIDGE.

ROLL CALL:

MR. WHEELOCK YES

MR. STRAWBRIDGE YES

DR. ROSENBERG NO

MR. SHAW YES

MR. ZUKOV NO

MR. FELDKAMP NO

MR. WIDEMAN YES

MOTION CARRIED 4-3.

A13-05 Landscape & Hardscape

Address: 313 Dunbar Road

Applicant: Don & Irene Dizney

Landscape Architect: Morgan Wheelock Incorporated

Project Description: Final hardscape and Landscape

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

Landscape Architect Don Skowron noted that they will maintain the character of the street with ficus hedges and cocoanut palm trees.

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

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

Mr. Shaw suggested placing minor projects on the agenda before the major projects. Mr. Frank advised against it as it did not work in the past. The Commission spent too much time on the minor projects.

Mr. Strawbridge requested making a policy to have detailed drawings presented with all major project.

IX ADJOURNMENT

The meeting was adjourned at 4:39 p.m.

The next meeting of the Architectural Commission will be held on May 25, 2005 at 9:00 a.m.

Respectfully submitted,

Floyd L. Wideman Jr., Chairman

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

NAME—FIRST NAME—MIDDLE NAME <i>MORGAN WHEELER, MORGAN DIX</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>AFCOM</i>
MAILING ADDRESS <i>301 Australian Ave</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <i>Palm Beach</i>	COUNTY <i>FL</i>	☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>April 27 2005</i>		NAME OF POLITICAL SUBDIVISION:
		MY POSITION IS: ☐ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

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

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

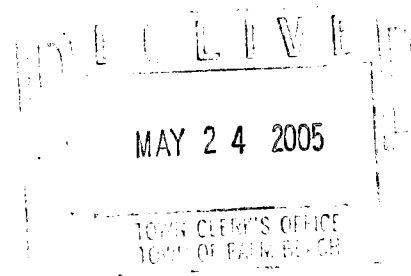
I, Morgan Dix Wheelock, hereby disclose that on April 27, 2005.

(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:

A-13. 313 Duiker Road. (Client) and Owner are directly involved with my company as Clients to Morgan Wheelock in



Date Filed

April 27 2005

Signature

Morgan Dix Wheelock

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 OF SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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

LAST NAME—FIRST NAME—MIDDLE NAME WHEELER, MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE	
MAILING ADDRESS 301 Australian Ave		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Palm Beach	COUNTY FL	☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED April 27 2005		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☐ APPOINTEE	

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Signature

M Wheelock

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