



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION WEDNESDAY, MARCH 27, 2002

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I CALL TO ORDER

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

II ROLL CALL

PRESENT:

John H. Schuler, Chairman
Eric Adams, Member
Floyd L. Wideman, Jr., Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Morgan Dix Wheelock, Member
William J. Strawbridge Jr., Alternate Member
Nikita Zukov, Alternate Member
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Lindley M.F. Hoffman, Member (excused)
John C. Randolph, Town Attorney

Note: Mr. Strawbridge was a voting member throughout the meeting.

III PLEDGE OF ALLEGIANCE

Chairman Schuler led the Pledge of Allegiance.

IV APPROVAL OF THE MINUTES FROM THE FEBRUARY 27, 2002 MEETING.

Mr. Wideman noted that on page 13 and page 16 of the minutes, it was not recorded who seconded the motions.

**MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES AS AMENDED.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

V. ELECTION OF OFFICERS

Chairman Schuler passed the gavel to Mr. Moore to call for the election of the Chairman of the Architectural Review Commission.

**MOTION BY MR. WIDEMAN TO NOMINATE JOHN SCHULER CHAIRMAN OF
THE ARCHITECTURAL REVIEW COMMISSION.
MOTION SECONDED BY MR. ADAMS.
MOTION BY MR. ADAMS TO CLOSE THE NOMINATIONS FOR CHAIRMAN.
MOTION SECONDED BY MR. WIDEMAN.
BOTH MOTIONS CARRIED UNANIMOUSLY.**

Mr. Moore passed the gavel to Chairman Schuler and he called for nominations of the Vice Chairman of the Architectural Review Commission.

**MOTION BY MR. ADAMS TO NOMINATE FLOYD WIDEMAN VICE-CHAIRMAN
OF THE ARCHITECTURAL REVIEW COMMISSION.
MOTION SECONDED BY MR. SHAW.
MOTION BY MR. ADAMS TO CLOSE THE NOMINATIONS FOR CHAIRMAN.
MOTION SECONDED BY MR. SHAW.
BOTH MOTIONS CARRIED UNANIMOUSLY.**

Discussion took place regarding the number of architects on the commission with voting powers. It was suggested that if the only architect/member with voting power were absent, the architect/alternate member would become a voting member rather than considering the commission's order of seniority. Mr. Moore offered to speak to Mr. Randolph regarding this issue.

Chairman Schuler called on Mr. Frank for staff comments at this time.

Mr. Frank requested that project number B2-02, 251 Jungle Road, which requires Town Council action, be deferred to the April meeting. Chairman Schuler added this item to the Project Deferral section of the agenda.

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Mr. Frank reported that the attorneys involved with the project at 271 Plantation Road were in attendance wished to address the commission. As this project was not on the agenda, it would be an informal review only.

Attorney Jim Paine, representing the owners of 271 Plantation Road, recounted the discussion from last month's meeting, and the agreement made at that time. He said that the planting of the landscaping was delayed due to a required drainage exfiltration trench that had to be ordered. The PVC trench pipe is now on the site and the project is ready to go forward.

Attorney Frank Chopin argued that this house has not been reviewed by ARCOM and they should not continue with the construction until it has been reviewed.

Mr. Moore said the project was reviewed, but the entire house had to be reconstructed due to problems with the remodeling portion of it. They were asked to address the window situation on east elevation as this was the only area of concern that has been brought forward.

Mr. Paine said that the house is very similar, if not exactly the same as it was presented to ARCOM.

Mr. Moore advised Mr. Wheelock that he did not have to leave the dais and declare a Conflict of Interest, (as he is the landscape architect of record), because this discussion was only a report and that no formal action will be taken with regard to it.

After much debate, Chairman Schuler ruled that the matter was out of order for discussion as it was not on today's agenda, and that it should come back to the commission for a formal review.

Mr. Frank offered to have a staff report of the architectural situation for next month's presentation.

MOTION BY MR. ADAMS TO PLACE THIS PROJECT (A6-02) ON THE APRIL ARCOM AGENDA AND HAVE STAFF REPORT ON THE ARCHITECTURAL MATTERS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Note: Mr. Wheelock recused himself from the formal voting of this issue. Therefore, Mr. Zukov was the voting member with regard to this matter.

VI. PROJECT DEFERRALS

It was decided to consider the items under Project Deferrals individually.

B5-02 Addition

Applicant: Dr. and Mrs. Agresti
Address: 214 Jamaica Lane
Architect: Steven J. Bruh
Project Description: Add second story bedroom suite.

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

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

B13-02 Guest House

Applicant: Martin and Audrey Gruss
Address: 1574 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo
Project Description: One-story Mediterranean style casita, barrel tile roof, stucco finish.

This project was deferred from the February meeting for restudy. The architect requests deferral to the April meeting.

Mr. Moore reported that this project was being redesigned.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B91-01 New Residence

Applicant: 447 Primavera Way, L.C.
Address: 447 Primavera Avenue
Architect: Phoenix Architecture, Inc.
Project Description: New two-story Mediterranean style residence.

Staff deferred this project from the December meeting. This project was deferred from the January and February meetings at the architect's request. The architect requests deferral to the April meeting.

Mr. Moore said the Town Council approved this project at their last meeting and the architect needs to make some adjustments.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

A10-02 Landscape and Hardscape(B1-00)

Applicant: Palm Beach Tamarin, Inc.
Address: 322 Australian Avenue
Landscape Architect: Mark Henegan
Project Description: Hardscape and landscape.

This project was deferred from the February meeting for restudy. The landscape architect requests deferral to the April meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

VII. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B84-01 New Residence

Applicant: Michael J. Civitella
Address: 272 Country Club Road
Architect: Turner/Johnson Architects & Planners
Project Description: Construction of a new two-story single family residence.

This project was deferred from the October and December meetings by staff. It was deferred from the November meeting for lack of representation. It was deferred from the January and February meetings at the architect's request.

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

Architect Joel Johnson apologized for not being in attendance when the project was called and asked the commission to reconsider their motion to remove the project from the agenda.

**MOTION BY MR. ADAMS TO RESCIND THE PREVIOUS MOTION AND DEFER
THE PROJECT TO THE APRIL MEETING WITH NOTIFICATION TO PROPERTIES
WITHIN 200 FEET OF THE SUBJECT PROPERTY.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B2-02 New Residence

Applicant: 251 Jungle Road, Inc./William D. Elias
Address: 251 Jungle Road
Architect: Smith and Moore Architects
Project Description: New two-story French country style residence.

This project was deferred from the January meeting for restudy. No action was taken at the February meeting as it needs Town Council review.

Chairman Schuler moved this item to the Project Deferral section of the agenda.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B15-02 Addition

Applicant: Norman and Homa Bahary
Address: 168 Kings Road
Architect: Robert Kolony
Project Description: Existing one story "Regency" residence. Proposed: To add partial second story and change architectural style to Mediterranean. Increase front yard green space.

This project was deferred from the February meeting for restudy.

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

Architect Robert Kolony introduced his design associate Tim Dart and together they presented the project. The driveway layout was revised and greenspace was added as part of the project. The ficus hedge will remain at a height of twelve to fifteen feet. Mr. Kolony said stone decorations were added above the windows to give them a better proportion. Mr. Dart presented elevation drawings and stated that the tower element was functioned as a skylight to bring light into the dark staircase.

The Commission felt that the project was improved with the elimination of some of the ornamentation, but the project could further be refined with continued simplification. Some of the Commissioner's felt the tower element was fine and felt that is was typical for this type of architecture. The following comments were made to specifically aid the design professionals in their restudy of the project:

1. Simplify the design details.
2. Add more trees to screen the second floor from the neighbors.
3. Lighten the front entry feature.
4. Offset the driveway approach and move the planting area over to screen the front loading garage.
5. Simplify the roof.
6. Match the elevation drawings with the floor plans.
7. There are too many roofs especially with the tower element.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE APRIL MEETING FOR RESTUDY WITH SPECIFIC EMPHASIS ON CLEARING UP THE GARAGE ISSUE, TO MATCH PLAN AS WELL AS ELEVATION, TO LIGHTEN UP THE FRONT, THE DRIVEWAY SUGGESTION HAS TO BE SERIOUSLY CONSIDERED WITH FRONT VIEW GARAGE ISSUES, AND CONCEALING THAT, THE STONE WORK AROUND THE FRONT ENTRANCE NEEDS FURTHER WORK, IT NEEDS TO BE NARROWED A BIT AND ENUNCIATED A LITTLE BIT BETTER ON THE TOP MOST PART OF IT, JUST THAT BROAD LITTLE ARC DOESN'T DO IT AS MUCH

**JUSTICE. BRING BACK A LANDSCAPE PLAN THAT IS ADEQUATE ENOUGH TO SCREEN THE SECOND FLOOR, AND RESTUDY THE ROOF LINE.
MOTION SECONDED BY MR. WIDEMAN.**

B. NEW BUSINESS - MAJOR PROJECTS

B18-02 Demolition & New Residence

Applicant: Raymond and Maria Floyd
Address: 322 Plantation Road
Architect: Smith and Moore Architects, Inc.
Project Description: Demolition of an existing residence and construction of a new two-story residence.

Mr. Wheelock said he visited the site.

Architect Ted Saung asked for review of the demolition portion of the project only and to defer the review of the new residence to next month. He indicated that the original, 6,490 square feet, house was designed by Henry K. Harding in 1955. The additions that were added in 1972 had severely altered the original design. Several trees and hedges on the site will be reused in the final landscape design.

Mr. Wideman commented that this was an attractive house and it is a shame to tear it down. Mr. Wheelock asked to preserve as much of the landscape at the edges, (inside the ficus hedge), as possible, as well as screening of the south east corner.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION OF THE EXISTING HOUSE WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE PROPERTY WITHIN 90 DAYS, AND TO DEFER THE NEW CONSTRUCTION PORTION OF THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B19-02 Demolition and New Cabana

Applicant: Mr. and Mrs. Richard Fuscone
Address: 101 Nightingale Trail
Architect: Allen Greenberg (Contractor: South Ocean Builders)
Project Description: Demolition of the existing cabana and construction of a new, one-story, 200 s.f. beach cabana.

Mr. Wheelock said he visited the site.

Attorney Ron Kolins, representing Mr. and Mrs. Fuscone, addressed the commission and introduced Allen Greenberg.

Architect Allen Greenberg presented the project. He said he is a registered architect in Florida, but is based in Washington D.C. He distributed photographs of the existing cabana building that they wish to remove. The new beach cabana will reflect the style of the main house across the street having yellow stucco and an off-white cement tile roof.

Mr. Kolins stated that they will measure the site wall more carefully, if it is a diminutive difference in the height, they will ask for an administrative approval. If it is substantially out of conformity with the code, they will make it lower.

It was commented that the window on the Ocean Boulevard elevation may be too small and narrow relative to size of the wall.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

The architect was asked to consider using underground electrical service to the new cabana.

**MOTION BY DR. ROSENBERG TO APPROVE THE CONSTRUCTION OF THE NEW CABANA AND TO LEAVE THE DIMENSION OF THE WINDOW ON THE STREET SIDE UP TO THE ARCHITECT.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B20-02 Modifications

Applicant: Sidney Spiegel
Address: 50 Cocoanut Row
Architect: Harry Rothstein
Project Description: Install Victorian style dryvit trim around the roof perimeter of the slat house, similar to the adjacent buildings on the premises. A curve capital is to be applied to the top of the columns. Color to match the new paint scheme.

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

Architect Harry Rothstein presented the project and stated that the exterior trim portion of the construction project has begun.

Asset Manager J.R. Martin, representing the Royal Poinciana Plaza, addressed the commission.

Mr. Moore recalled that the original agreement was to keep the slat house and the plaza together as a common area.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING, AND TO CEASE THE CONSTRUCTION BECAUSE THE COMMISSION MUST SEE THE WHOLE CONCEPT OF THE PROJECT, (INCLUDING THE PROPOSED CHANGES TO THE PLAZA), BEFORE THEY CAN APPROVE MAKING EMBELLISHMENTS ON THIS BUILDING AND DETERMINE HOW THEY WILL FIT IN WITH EACH OTHER.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A71-01 Window Revisions

Applicant: Donna A. Ward
Address: 1564 South Ocean Boulevard
Architect: Patrick Seagraves
Project Description: Request approval of the existing cast stone window surrounds on the east elevation.

The project was deferred from the December meeting at the attorney's request and deferred from the January and February meetings for restudy.

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

Attorney Ron Kolins stated that his client added stone window surrounds after this project was approved by ARCOM. He asked the Commission to consider leaving the surrounds as they were, have the surrounds removed, or add additional windows to the building.

Architect Pat Seagraves presented drawings of the windows and two small round transom windows.

**MOTION BY MR. STRAWBRIDGE TO LEAVE THE WINDOWS AS PRESENTED.
MOTION DIED FOR A LACK OF A SECOND.**

**MOTION BY MR. WIDEMAN TO REMOVE THE STONE WINDOW SURROUNDS.
MOTION SECONDED BY MR. ADAMS.
MR. STRAWBRIDGE OPPOSED.
MOTION CARRIED 6-1.**

A4-02 Landscape (B9-01)

Applicant: John Littlechild
Address: 131 East Inlet Drive
Landscape Architect: Morgan Wheelock Incorporated
Project Description: Landscape for new residence.

This project was deferred from the January and February meetings at the architect's request.

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

Landscape Architect Don Skowron proposed the landscaping for this property.

The architect was complimented on having 70% greenspace area in this plan.

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

A7-02 Landscape & Hardscape (B17-01)

Applicant: Cornacchia
Address: 50 Middle Road
Landscape Architect: Scott Mosolf
Project Description: New landscape and hardscape

This project was deferred from the February meeting for restudy.

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

Landscape Consultant Bruce Armstrong introduced Landscape Architect Scott Mosolf.

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

D. NEW BUSINESS - MINOR PROJECTS

A13-02 Landscape, Hardscape & Lighting (B40-00)

Applicant: William Walde
Address: 326 Seabreeze Avenue
Architect: Scott Mosoff
Project Description: Landscape, hardscape and landscape lighting.

Mr. Zukov said he met with the owner and discussed the plans. Mr. Adams and Mr. Wheelock said they visited the site.

Landscape Consultant Bruce Armstrong described the hardscape plan as having two curb cuts in the driveway with a centered opening and a pedestrian gate.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE APRIL MEETING FOR RESTUDY.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

A14-02 Facade and Site Modifications

Applicant: Constantin Zdarsky
Address: 200 El Dorado Lane
Architect: SKA Architect & Planner, Inc.
Project Description: Change exterior facade material from wood shakes to stucco, add site walls, drive and 336 square foot loggia.

Mr. Wheelock stated that he visited the site.

Architect Pat Seagraves presented photographs of the existing house showing wood shingle siding and stone work on the front of the house. They propose to stucco the house and replace all of the windows with impact resistant glass.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISIO TO REMOVE THE PROPOSED QUOINS, AND PAY ATTENTION TO THE DRAINAGE SITUATION IN THE FRONT, (TO RETAIN THE FIRST INCH OF WATER ON THE PROPERTY).

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

A15-02 Roof Material

Applicant: Summit Development, LLC
Address: 404 Seaspray Avenue
Architect: SKA Architect & Planner, Inc.
Project Description: Change roof tile from Altusa barrel tile to Altusa "S" tile.

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

Architect Pat Seagraves presented the project.

**MOTION BY MR. WIDEMAN TO STICK WITH THE ORIGINALLY APPROVED BARREL TILE, AND TO DENY THE REQUEST IN ACCORDANCE WITH ARTICLE III, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY. MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A16-02 Building Color, Landscape and Windows

Applicant: 179 Corporation
Address: 420 Royal Palm Way
Architects: Robert L. Bell and Steve Dauber
Project Description: Requested to return with building color and landscape plan; also, addition of three windows, first floor, west side.

Mr. Adams said he spoke with the owner and discussed the project. Mr. Wheelock said he visited the site.

Architect Robert Bell proposed the addition of three arched windows to the building on the first floor.

**MOTION BY MR SHAW TO APPROVE THE ADDITION OF THREE WINDOWS.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Robert Bell presented a material sample board indicating the building color, the stone trim, and the aluminum for the window trim and railings. The paint color sample that he presented was a light cream color. The cast stone was a light beige color and the fascia was an ebony color.

Mr. Shaw thought that the building colors did not have enough differentiation between the paint and the stucco.

Interior Designer John Rima defended the building color scheme by stating that the weather will darken the stone trim giving contrast to the building colors.

Mr. Bell addressed the issue of the window material and said they originally indicated wood windows with true divided lites, but after consideration, they decided that aluminum would be the best material to use. He listed to the tape from the ARCOM meeting and he did present the project to the commission with aluminum window frames having three dimensional applied muntions to impact glass.

**MOTION BY MR. WIDEMAN TO APPROVE OF THE BUILDING COLORS.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Landscape Architect Steve Dauber described this project as functional. He met with two of the neighbors to the rear of the project and reviewed the proposal of ficus trees and queen palms in an alternating patterns along the back.

Mr. Moore stated that the Town Council approval was very specific with regard to the screening of the rear of this building. They wanted a hedge that would be exactly the same height as the parking garage area.

Mr. Dauber said the ficus trees will be trimmed as hedges and the queen palms will be buried in the ficus. There will be six feet between each of the plant material with under planting at the base of the ficus trees.

Property Owner Mark Haisfield commented that the wall along the rear property line was raised so that car headlights would not shine into the homes behind the building.

Mr. Dauber noted that the distance between the building and the edge of the easement is seven ½ feet. The material would have to be kept trimmed because it is a power easement.

Mr. Moore read into the record the motion relating to this project from the minutes of the April 13, 1999, Regular Town Council Meeting. "The applicant shall provide adequate landscaping material in back to totally screen the building from the townhouses to the rear of the subject property. The applicant shall place appropriate landscaping as to be determined by the Architectural Commission on the front of the subject property." Mr. Moore said this commission has control of the front and the Town Council took control of the rear.

Mr. Dauber continued stating that ficus trees with queen palms will also line the east side of the property. The sidewalk will be widened in the front and a wheelchair ramp will be added,

thereby reducing the planting area to 24.” He proposed to plant two phoenix roebeleniis to accentuate the entry.

Mr. Wheelock asked to simplify the hedge across the front of the building and decorate on either side of the steps with perhaps potted plants, but keep the front as simple as possible. He thought that Viburnum Suspensum would be a better choice rather than the jasmine hedge that was proposed.

MOTION BY MR. SHAW TO APPROVE THE LANDSCAPE AS PRESENTED WITH THE CLARIFICATION THAT IN THE BACK OF THE PROPERTY, THERE WILL BE A FISCUS HEDGE THAT WILL RISE TO COMPLETELY COVER THE WALL AREA, AND FIVE FEET ABOVE IT, WITH THE PALM TREES THAT WILL BE PLANTED AT A SUFFICIENT HEIGHT THAT THEY COVER AND BLOCK THE FACADE OF THE BUILDING IN THE REAR, TO BE IN ACCORDANCE WITH THE TOWN COUNCIL’S APPROVAL, AND WITH THE MODIFICATIONS TO THE PLANTING IN THE FRONT, (SIMPLIFY THE PLANTS ALONG THE FRONT).

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

A17-02 Site Wall & Window Bands

Applicant:	Sylvia Zoslow
Address:	128 Australian Avenue
Architect:	Ralph Cantin
Project Description:	Existing permit to extend a site wall. Owner wants entry piers at six feet heights, new gate, and new stucco bands around the windows.

Building Contractor Johh Mitchell presented photographs with the proposed changes imposed on the photos showing detailing around the windows and piers at the sidewalk.

The Commission felt the presentation was well done and the proposal enhanced the appearance of the house.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VIII. OTHER BUSINESS

Mr. Frank stated that there are changes contemplated for the project at 150 Bradley Place. As this is not on the agenda, Architect Richard Leija asked the Commission for their feedback only. The walls and gates were not approved by ARCOM and Mr. Leija thought that they could be staff approved. Mr. Frank objected to the proposal of black entry gates with a white site wall.

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It was the consensus of the Commission that the gates should match the wall, color and design, especially the gate for emergency vehicles. The intention was to have the gates disappear as much as possible.

Mr. Wheelock recommended that the Commission consider notification to the neighbors that about a proposed landscape/minor project. It would ensure that the necessary landscape screening will be done. He also asked them to consider reviewing the landscaping for second floor additions.

Mr. Moore said that the notification to the neighbors may require an ordinance change and he would research this matter. Regarding the landscape plans required for second floor additions, he advised the Commission that they could make a ruling which would only involve a change in the ARCOM application.

**MOTION BY MR. WHELOCK THAT THE ARCHITECTURAL COMMISSION
REQUIRE A LANDSCAPE PLAN WHEN A SECOND STORY ADDITION IS BEING
PROPOSED.**

MOTION SECONDED BY MR. SHAW.

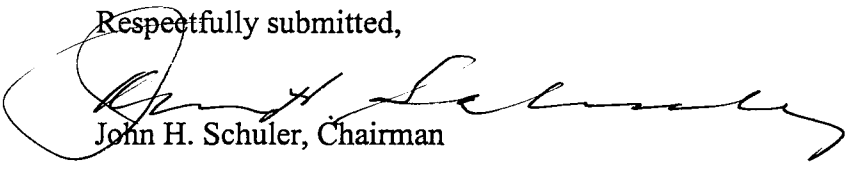
MOTION CARRIED UNANIMOUSLY.

IX. ADJOURNMENT

The meeting was adjourned at 1:45 p.m.

The next meeting of the Architectural Review Commission will be held on April 24, 2002 at 9:00 a.m. in the Town Council Chambers.

Respectfully submitted,


John H. Schuler, Chairman

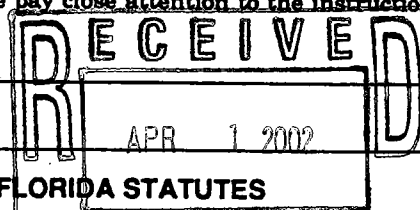
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME - FIRST NAME - MIDDLE NAME <i>HELOCK. MORGAN DIX</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Commission</i>	
MAILING ADDRESS <i>200 BAHAMA LANE</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>PALMBRIDGE PALM BEACH</i>	COUNTY <i>FL.</i>	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION: <i>Palm Beach</i>	
DATE ON WHICH VOTE OCCURRED <i>1-23-02 3:27 02</i>		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

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 WHEELLOCK, hereby disclose that on 1.23.02, 19 02:

(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:

Project A4-02, Owner John Littlechild is a Client; design services provided by my office.

Date Filed

1.23.02

Signature

Morgan Wheellock

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

LAST NAME - FIRST NAME - MIDDLE NAME <u>ELOCK, MORGAN DIX</u>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <u>Architectural Commission</u>
MAILING ADDRESS <u>280 BAHAMA LANE</u>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY <u>PALMBROSE PALM BEACH</u>	COUNTY <u>FL. 33480</u>	NAME OF POLITICAL SUBDIVISION: <u>Palm Beach</u>
DATE ON WHICH VOTE OCCURRED <u>12-29-99 3-27-02</u>		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE

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.

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- 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 other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

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- ☒ 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.

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Project A4-02, Owner John Littlechild is a Client; design services provided by my office.

Date Filed

1.23.02

Signature

M. Wheelock

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