



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY FEBRUARY 23, 2005

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

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
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Assistant Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

VI. APPROVAL OF THE MINUTES FROM THE JANUARY 26, 2005 MEETING.

MOTION BY MR. ADAMS TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

Persons testifying were sworn in at this time and periodically throughout the meeting.

Mr. Wideman read an article from a publication of the Town of Palm Beach as follows:
“All new construction and any exterior renovations in Palm Beach are subject to the regulations of the Town of Palm Beach Architectural Commission. New construction, while not restricted to any particular architectural style should conform to the prevailing architectural design of the neighborhood, the block, or the district. Similarly, new structure should not exceed the average vertical or horizontal rhythm of the area. New additions to the existing, especially historic structures, should conform to the architectural style, the massing, and the rhythm of the existing structure.” Mr. Wideman reminded the Commission of their duty to preserve architectural styles of neighborhoods.

VI PROJECT DEFERRALS/REMOVALS

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.

The architect requests deferral to the March meeting.

B20-05 New Residence

Address: 110 Angler Avenue
Applicant: Eileen Morris
Designer: R.E. Townsend and Associates
Project Description: New two story single family residence “French inspired.”

The architect requests deferral to the March meeting.

MOTION BY MR. ZUKOV TO DEFER PROJECTS B95-04 AND B20-05 TO THE MARCH MEETING.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

B6-05 New Residence

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.

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

The architect requests removal from the agenda.

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

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B14-05/SE6-05 New Cabana Buildings

Address: 1 South County Road
Applicant: The Breaker's Palm Beach, Inc.
Architect: Wimberly Allison Tong & Goo
Project Description: One story buildings including beach bar and grille, locker room cabana buildings and a function pavilion. The majority of the structures are twelve feet high with beach buildings at twenty-six feet at the highest peak. Various cottage colors used throughout including toupe, yellow, gray, and blue with white trim. Green slate roofs on all buildings with painted lap siding.

Dr. Rosenberg said he visited the site.

Architect Michael Chung and Landscape Architect Richard Hallock presented the project to the Commission. Mr. Chung said that six duplex cabanas will be located on the south side of the property. There will be an open air pavilion, a restaurant and two swimming pools. All of the building walls will have Hardi-Plank siding and slate roofing material. The building colors will be a mixture of toupe, pale blue, and pale yellow with off-white trim. The hardscape around the swimming pools will be a mixture of shell stones.

Paul Leone, President of the Breaker's, responding to comments about the different styles of

architecture on the Hotel grounds, stated the idea was to use an old Florida style architecture to complement the existing cottages and the golf club.

Some of the Commissioners felt that the mix of old Florida style architecture and the Italian Renaissance style of the hotel was too much a marked difference. It was also noted that the property steps up and down, and that this proposal would not appear to be on the same property as the hotel.

As the renderings were not presented in color, and after discussion, it was discovered that each cabana building would be three different colors in different color schemes.

Attorney Gregory Kino addressed the Commission and requested having the landscaping plans, color renderings, and the building materials presented.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS SUBMITTED SUBJECT TO RETURNING WITH THE LANDSCAPE AND HARDSCAPE REVIEW AND FOR THE PRESENTATION OF RENDERINGS OF THE CABANAS DEMONSTRATING THE VARIANCE IN COLOR, SO THE DECISION REGARDING THE COLOR WILL BE DETERMINED AT THE NEXT ARCOM MEETING.

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.

B15-05/V14-05 Carport Enclosure

Address: 1290 North Ocean Boulevard
Applicant: Mr. Herbert C. Pohlman
Architect: SKA Architect + Planner
Project Description: Raise the existing top of the beam two-feet at the center (a one-story portion) and east terraces. Raise door headers in this area from six-feet, eight-inches to eight-feet high. Enclose existing carport. Match existing roof and all details.

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

Note: Per Zoning Administrator Paul Castro, the notices to the neighbors were mailed after the deadline date. Therefore, staff suggested project deferral.

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

MOTION SECONDED BY MR. ADAMS.

ROLL CALL:

MR. SHAW YES

MR. ADAMS YES

MR. WHELOCK NO

DR. ROSENBERG NO

MR. ZUKOV NO

MR. FELDKAMP YES

MR. WIDEMAN YES

MOTION CARRIED 4-3.

B16-05/V12-05 Addition

Address: 212 Australian Avenue

Applicant: Mr. And Mrs. Claes Wahlestedt

Architect: Bruh/Gilbert Architectural, Inc.

Project Description: Elevate existing residence two feet in height for FEMA compliance to 7.5 NGVD. First floor kitchen and breakfast room addition. Second-floor master bedroom addition and new windows throughout.

Mr. Wheelock said he visited the site. Dr. Rosenberg said he met with the owner.

Building Contractor Harry Gilbert proposed a two-story addition at the rear of the existing Mediterranean style residence. The house will be upgraded to meet the current building codes, and the jalousie windows will be replaced with impact resistant casement windows. He noted that they are requesting several variances, one of which is to raise the house two feet to meet the FIMA requirements.

Because the property will be raised, concerns regarding the drainage were discussed. Mr. Gilbert explained that the house will be raised two-feet and only one foot of soil will be added to the lot.

Mr. Gilbert was complemented for renovating this house rather than choosing to demolish it. Mr. Wheelock pointed out that a grading plan should be provided when a project involves raising the height of a building. Mr. Shaw noticed that the house did not have a garage and questioned if it would be required with these improvements. Mr. Frank responded, he had the impression the requested variances included all of the existing non conformities, including not having a garage.

MOTION BY DR. ROSENBERG TO RECOMMEND TO THE TOWN COUNCIL THAT ARCOM FINDS NO REASON NOT TO RECOMMEND THE VARIANCE REQUESTS.

Under discussion, Mr. Randolph said he was unaware that the variances would allow all of the non conformities to continue, such as the lack of a garage. He suggested adding the verbiage to the motion that ARCOM has no objection to the application for variances, so as to allow the non conformities to continue to exist.

AMENDED MOTION BY DR. ROSENBERG TO RECOMMEND TO THE TOWN COUNCIL THAT ARCOM HAS NO OBJECTION TO ALLOW THE NON CONFORMITIES TO CONTINUE TO EXIST.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED WITH THE CONDITION TO RETURN WITH THE LANDSCAPE AND DRAINAGE PLANS.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

VIII PROJECT REVIEW

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 and August meetings for restudy. Demolition of the existing residence was approved at the August meeting.

Mr. Shaw, Mr. Wheelock and Mr. Zukov said they met with the property owner.

Property Owner Lin Min presented the project.

Attorney Ron Kolins, representing the property owner to the north and east of this project, asked Ms. Lin to provide proper landscape screening.

Attorney Randolph reported that all of the variance requests have been granted, which were numerous, as the lot is twenty-five feet wide rather than the required seventy-five feet.

Responding to a question of why a variance was required for the ten dormer windows, Zoning Administrator Paul Castro stated, that dormer windows are only allowed in areas of uninhabitable space, which these were not.

Town Project Engineer Martin Gauthier noted in his review the plans, that the east neighbor's wall was being used as a structural element for the proposed lilly ponds.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO RETURN WITH THE LANDSCAPE AND HARDSCAPE PLAN.

Mr. Wheelock felt that there were many issues that need to be resolved before the project could be approved. Dr. Rosenberg felt that construction issues were not within ARCOM's jurisdiction. Assistant Planning, Zoning and Building Director Veronica Close confirmed that there will be a pre construction conference that will address these construction related issues. The building colors were discussed and it was unclear what was being proposed.

AMENDED MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO RETURN WITH A COLOR BOARD, LANDSCAPE, HARDSCAPE, AND ROOFING MATERIAL.

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

DR. ROSENBERG YES

MR. ZUKOV YES

MR. WHEELOCK NO

MR. ADAMS NO

MR. SHAW YES

MR. FELDKAMP NO

MR. WIDEMAN NO

MOTION FAILED 3-4.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE MARCH MEETING TO PRESENT SAMPLE BOARDS, BUILDING COLORS, LANDSCAPING AND TO RESTUDY THE POOLS TO THE EAST.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B93-04 Demolition

Address: 271 La Puerta Way
Applicant: Leo Balestrieri
Architect: Paul Charette Architecture
Project Description: Remove existing two-story residence and pool.

This project was deferred from the December and January meetings as no one was present for the presentation.

Mr. Frank reported, that the Director of Planning, Zoning and Building Robert Moore, made the determination that this house is a direct threat to the health, safety and welfare of the public, and that this house should come down. He recommended that the Commission remove this project from the agenda.

**MOTION BY MR. ZUKOV TO REMOVE THIS PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. SHAW.**

Under discussion, Mr. Wheelock requested that the large banyan tree remain on the lot. And, that if the demolition is not reviewed by the Commission, there is no guarantee that the tree will remain on the lot. Mr. Frank offered to notify the building department that the commission would like the banyan tree to remain on the lot.

**AMENDED MOTION BY MR. ZUKOV TO KEEP THE BANYAN TREE ON THE LOT
AND TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

B7-05 Addition

Address: 111 Seagate Road
Applicant: Scott Derrin
Architect: The Lawrence Group Architects
Project Description: Second story addition and internal remodeling.

Note: This project was heard after project number B8-05.

This project was deferred from the January meeting for restudy.

There were no ex parte communications disclosed regarding this project.

Architect Eugene Lawrence presented the project with the elimination of the quoins and shutters,

separate, the guest house would require a two-car garage making it a single family dwelling. The garage will be the same architectural style of the existing guest house.

Mr. Frank noted that the hedge along the front of the property is subject to a deed restriction. If the hedge will be altered, it would have to have the Commission's approval.

Mr. Lawrence said the owner agreed to maintain the hedge in the same approximate size and proportion.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT WITH THE WIDENING OF THE HEDGE, TURNING THE GARAGE 90 DEGREES, SCREENING THE GARAGE FROM THE ENTRANCE, AND TO CONSIDER FENESTRATION ON THE GARAGE DOORS.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B19-05 Demolition and New Residence

Address: 232 Tradewind Drive (lot 48)
Applicant: Robert L. Duemler
Architect: Smith and Moore Architects
Project Description: Demolition of an existing Regency style house and replace it with a new two-story Monterey style house.

Chairman Wideman commented that the legal property owner, as listed on the ARCOM application, was in question. Therefore, the architect has agreed to defer this project to the March meeting with a correction to the owner's information.

Architect Harold Smith stated that the property was changing hands at the time the ARCOM application was submitted, but the project information submitted is correct and they were ready to present the project.

Carol Ives, 237 Jamaica Lane, stated that her husband, Mr. Barton, and Mr. Weeks were in the audience to comment on this project. They were informed, during a break, that the project would not be heard today, so they left the meeting.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

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and a revision of the railings. Mr. Lawrence said they will return at a later date with the landscaping.

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

B8-05 Addition

Address: 528 North Lake Way
Applicant: Harold Oelbaum
Architect: The Lawrence Group Architects
Project Description: Second story addition with exercise room and guest rooms.

This project was deferred from the January meeting for restudy.

Mr. Youchak said he met with the architect. Ms. Diver, Mr. Shaw, Mr. Wideman and Mr. Wheelock said they met with the architect and the attorney.

Architect Eugene Lawrence presented revisions to the project as requested by the Commission last month. Which included squaring off the stairway on the exterior and integrating the flat roof with the second story portion of the house.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE
PROVISION TO REMOVE THE QUOINS AND THE URNS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B17-05 Demolition and New Residence

Address: 513 North Ocean Boulevard
Applicant: Trump Properties LLC
Architect: The Lawrence Group Architects
Project Description: Construction of a two-car garage and modification of the hedge at the entrance.

There were no ex parte communications disclosed regarding this project.

Architect Eugene Lawrence introduced Attorney Ray Royce and Shaun McCabe, who were representing Mr. Trump. He explained that the lot had been split and in order to keep the lots

B18-05 Demolition and New Residence

Address: 232 Tradewind Drive (lot 49)
Applicant: Robert L. Duemler
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.

See comments under item number B19-05.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B21-05 Addition

Address: 355 North Lake Way
Applicant: Mr. Arthur Levine
Architect: Ames Bennett
Project Description: Partial second floor addition.

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

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Tony Zia, representing Architect Ames Bennett, was in attendance at the end of the meeting and requested the project be brought back to the table.

MOTION BY DR. ROSENBERG TO BRING THE PROJECT BACK TO THE TABLE FOR AN INFORMAL REVIEW.

MOTION SECOND BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

Tony Zia presented the proposal to the Commission and they gave their suggestions to improve the project.

Chairman Wideman considered the review informal, therefore, no action was necessary.

B22-05 Addition

Address: 215 Nightingale Trail
Applicant: Robert L. and Catherine M. Duemler
Architect: Giacomelli Architecture
Project Description: Addition of an entry porch, southeast wing, family room and bay windows. Replace a concrete driveway with Chicago brick on a sand bed. Reduction of impervious areas. Replacement of existing fenestration with impact tested products. Removal of the existing canvas at the front and west sides.

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

Architect Dario Giacomelli presented photographs of the existing house. He indicated that the existing awning area on the west side of the house will be enclosed to expand the family room.

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

Mr. Zukov left the meeting at 12:26, thereby making Mr. Strawbridge a voting member.

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 and January meetings at the homeowner's request.

No one was present to represent this project.

Chairman Wideman moved this project to the end of the meeting.

This project was call again at the end of the agenda, and again, no representative was present.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

A36-04 Landscape & Hardscape

Address: 279 Colonial Lane
Applicant: Licino and Doris Cruz
Landscape Architect: A. Grant Thornbrough
Project Description: Landscape and hardscape

This project was deferred from the December and January meetings for restudy.

Mr. Wheelock visited the site.

Attorney Peter Broberg representing the property owner, gave a brief history of the previous ARCOM reviews. He said the commission was concerned that there was too much hardscape, thereby, they increased the greenspace from 42% to 49.9%

Landscape Designer Rick Gasco stated that he added vegetative screening material of triple palms, ilex, clusia, and some cocoanut palm trees.

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

D. NEW BUSINESS - MINOR PROJECTS

A4-05 Deck Addition

Address: 900 North Lake Way
Applicant: Craig Menin
Architect: Milton Klein
Project Description: Proposed raised deck addition located at the north west corner of the existing house.

There were no ex parte communications disclosed regarding this project.

Architect Milton Klein presented a deck addition to the north west corner of the house.

MOTION BY MR. ADAMS TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE III. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA. (1) THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE AND DESIGN AND IN GENERAL DOES NOT CONTRIBUTE TO THE IMAGE OF THE TOWN AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS,

**CHARM AND HIGH QUALITY.
MOTION SECONDED BY MR. WHEELLOCK.**

**SUBSTITUTE MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE
MARCH MEETING FOR RESTUDY.
MOTION SECONDED BY MS. DIVER.**

ROLL CALL:

DR. ROSENBERG	YES
MS. DIVER	YES
MR. WHEELLOCK	NO
MR. ADAMS	NO
MR. FELDKAMP	NO
MR. STRAWBRIDGE	NO
MR. WIDEMAN	NO
MOTION FAILED	5-2.

The vote for the original motion is as follows:

ROLL CALL:

MR. ADAMS	YES
MR. WHEELLOCK	YES
DR. ROSENBERG	NO
MR. FELDKAMP	YES
MR. STRAWBRIDGE	YES
MS. DIVER	NO
MR. WIDEMAN	YES.
MOTION CARRIED	5-2.

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.

Mr. Wheelock visited the site.

George Hoffstader, representing Westrun Roofing, presented a blue asphalt shingle proposed to replace the existing white flat concrete roofing.

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

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

X OTHER BUSINESS

Chairman Wideman thanked Mr. Adams for his service on the commission for the past six years, and that he will be missed on the Architectural Commission.

Mr. Adams said that he will work toward the Commission having more input with future construction projects.

Planning Administrator Tim Frank presented examples of three different types of columns. He explained what type of architectural style best suit each style of columns.

X ADJOURNMENT

The meeting was adjourned at 3:19 p.m.

The next meeting of the Architectural Commission will be held on Wednesday, March 23, 2005.

Respectfully submitted,


Floyd L. Wideman Jr., Chairman

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: A4-05

Applicant: A4-05 Deck Addition
Address: Craig Menin
Milton Klein
Architect: Proposed raised deck addition

Project description:

The above request has been denied by the Architectural Review Commission for the following reasons:

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☐ (3) The proposed building or structure is in its exterior design and appearance inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.

- (5) The proposed building or structure is excessively similar to any other structures existing or for which a permit has been issued or to any other structures included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
- a. Apparently visibly identical front or side elevations;
 - b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
 - c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.
- (6) The proposed building or structure is excessively dissimilar in relation to any structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
- a. Height of building or height of a roof.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangement of the components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of neighboring properties.

- ___ (7) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).
- ___ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ___ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on ___

TOWN OF PALM BEACH


Chairman, Architectural Commission