



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
JANUARY 24, 2007 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

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

II. ROLL CALL:

Morgan Dix Wheelock, Chairman
William P. Feldkamp, Member
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Jeffery Smith, Member
Kenn Karakul, Alternate Member
Mark Bennett, Alternate Member
Samuel M. Boykin, Alternate Member
John C. Randolph, Town Attorney
Veronica B. Close, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary
Also present was Contract Transcriber Mona Laventure

ABSENT:

Nikita Zukov, Vice-Chairman (unexcused absence)

III PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

- IV APPROVAL OF THE MINUTES FROM THE DECEMBER 15, 2006 MEETING.
MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

- V SWEARING IN PERSONS TESTIFYING.**

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

- VI PROJECT DEFERRALS/REMOVALS**

B100-06/SPR2-07 Renovation of Hotel

Address: 160 Royal Palm Way
Applicant: Royal 160 LLC
Architect: David R. Miller
Project Description: Full renovation of the existing hotel including new windows, doors, stucco, roofing and site work. Replace an existing portable structure with a permanent structure and relocation of the hotel service areas.

At the December meeting, this project was deferred for restudy and the variance requests were recommended to the town council.

The applicant requests deferral to the February meeting.

B95-06/SPR5-06 New Condominium-Hotel (Renovations; Demolition and Rebuild)

Address: 2842 South Ocean Boulevard
Applicant: CSC PB Beach Limited Partnership
Owner listed as: City National Bank/2401 2301 00 Trust
Architect: Oscar Garcia
Project Description: This project is to convert an existing 134-room hotel into a 107-room condominium hotel. The building will be completely renovated, including the demolition and reconstruction of the entire interior and exterior walls, and the reconfiguration of the existing surface parking lot to a tandem valet configuration with 154 spaces to replace the existing 144-space surface parking lot. The swimming pool will be relocated to the 5th floor of the building and the pool amenity building will be demolished. This building will remain 5-stories over a basement. The overall building height and widths will not change. We are proposing glass railings, light stucco and stone for the alteration of the existing building.

At the November meeting, this project was deferred for restudy and the variance requests were recommended to the town council. It was deferred from the December meeting at the applicant's request. The applicant requests deferral to the February meeting.

B97-06 New Residence

Address: 300 Indian Road
Applicant: David J. Jenkins
Owner listed as: Richard B. Skubal
Architect: Jorge L. Perez
Project Description: New two-story single family residence.

This project was deferred from the November meeting as no representative was present. It was deferred from the December meeting for restudy.

The applicant requests deferral to the February meeting.

MOTION BY MR. SMITH TO DEFER THE PROJECTS B100-06, B95-06 AND B97-06 TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

VII. PROJECT REVIEW

A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B1-07/V3-07 Addition

Address: 577 East Woods Road
Applicant: Lois Umbach
Architect: Theodore E. Davis
Project Description: 749 s. f. two-story addition.

There were no ex parte communications regarding this project.

Attorney Peter Broberg, representing Mr. and Mrs. Umbach addressed the commission and noted that the proposed second story addition was lowered five feet.

Architect Theodore Davis indicated that the 18' by 18' addition will be placed between the existing house and the cabana. It will have a second story reading loft. As requested last month, they added three Alexander palm trees for additional screening of the property.

Mr. Frank read a letter from Polly S. Selkoe and Dennis J. Selkoe, M.D. objecting to the second floor addition.

Mr. Wheelock thought that Alexander palm trees were the wrong choice for screening the addition from the neighbors.

Mr. Broberg stated that they are requesting a lot coverage variance because the second floor addition will bring the lot coverage up to 36%. The town code requires 30% for two-stories.

The commission thought that it was difficult to endorse this project because it does not enhance the architecture of the house.

MOTION BY MR. FELDKAMP TO RECOMMEND TO THE TOWN COUNCIL THE VARIANCE BE DENIED BECAUSE THE PROPOSED PROJECT CAN BE DESIGNED IN AN ARCHITECTURALLY SUITABLE MANOR WHICH CONFORMS TO OUR CODE OF ORDINANCES WITHOUT THE NEED FOR A VARIANCE.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B2-07/SPR 3-07 New Residence

Address: 324 Cherry Lane
Applicant: Michael and Cheryl Minikes
Architect: Mike Johnson
Project Description: New residence

Ms. Diver said she met with the architect and discussed the plans. Mr. Feldkamp said he met with the architect and visited the site. Mr. Wheelock said he met with the architect and the attorney and visited the site.

Architect Mike Johnson introduced Designer Daniel Menard. Mr. Menard explained the variance requests needed to build this project. A site plan review is requested for a non conforming lot, they are requesting a turn around on Cherry Lane and the ask for a 12' wide driveway instead of the minimum 20'. Also, they are asking to build the house at an elevation of 28 feet to accommodate an underground garage. The architecture will be Tuscan style with a slate roof, pre cast stone elements and a stucco building facade.

Zoning Administrator Paul Castro indicated that the existing house is at elevation 28', but the grade drops toward the rear of the property where the pool deck is proposed. Therefore, the land will be substantially higher than the crest at the end of Cherry Lane.

Mr. Menard responded that they would like to have a terrace overlooking the pagoda and the wall that are on property to the south.

Planning Administrator Timothy Frank noted the Town Engineer's review of the project which advised that the proposed driveways do not meet the line of site criteria.

It was remarked that the architecture was beautifully done, but there were concerns regarding the driveway gates, the width of the driveway and raising the elevation of the land.

It was remarked that to raise the property in order to overlook another house was definitely not a hardship.

Attorney Maura Ziska, representing Mr. and Mrs. Minikes, stated that the issue of hardship was not for ARCOM to discuss.

MOTION BY MR. SMITH TO RECOMMEND TO THE TOWN COUNCIL THE GRANTING OF THE VARIANCES, EXCEPT ITEM NUMBER THREE, WHICH CAN BE DESIGNED AND LOWERED APPROXIMATELY FOUR FEET. (RECOMMEND VARIANCE NUMBERS ONE, TWO, FOUR AND FIVE.)

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY MR. SMITH.

MOTION CARRIED UNANIMOUSLY.

B103-06 Demolition & New Residence

Address:	770 South County Road
Applicant:	Richard Kurtz
Architect:	Ralph Cantin
Project Description:	Demolition of existing one-story residence. Construction of a new two-story residence, two-story staff quarters and cabana.

This project was deferred from the December meeting for additional presentation materials.

Architect Ralph Cantin presented a scale model of the main house, a guest house and a pool cabana. He explained that the building walls will have a combination of stucco and shell stone.

Landscape Architect John Lang presented the preliminary landscape plan. He said the hedges will remain on the property to buffer the construction work.

There were a few suggestions to improve the project, such as, carry the stone work around to the sides of the house and place the entry balcony railings at the same plane as the building. Also, the landscaping should be reconsidered, possibly less formal to conform with the neighborhood.

Mr. Cantin did not have an elevation drawing of the entry gates so he agreed to come back with a presentation.

Mr. Lang was asked to meet with some of the commissioners to review the landscape and hardscape before coming back for review.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE CONDITIONS THAT THE STONE COURSING GOES AROUND THE ENTIRE HOUSE FROM THE STRING COURSE DOWN, THEY REMOVE THE BALCONY OVER THE FRONT ENTRY LOGGIA, IF THEY WANT BALCONY RAILINGS, THAT THEY WILL BE WITHIN THE PLANE OF THE WALL AND TO COME BACK FOR LANDSCAPING. MOTION SECONDED BY MR. FELDKAMP. MOTION CARRIED UNANIMOUSLY.

Mr. Cantin noted for the record that the demolition had been previously approved.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)
There were no comments from the audience.

B105-06 New Residence

Address: 640 Island Drive
Applicant: Janina Radtke
Architect: SKA Architect + Planner
Project Description: Construction of a new two-story Mediterranean style home.

This project was deferred from the December meeting for restudy.

Architect Pat Segraves presented a revised project with simplified cast stone around all of the windows.

The front elevation was thought to be very ornate and it was commented that the revisions may not be what the commission asked for. More specifically, the Venetian style was described as too over bearing for the Everglades Island neighborhood. Another observation was that the tower feature may be the element distracting from the architecture.

Attorney Frank Lynch, on behalf of the property owner to the north, voiced their concern of privacy with a two-story home being built next door. He said he met with Landscape Architect John Lang

and he was willing to address the site screening issue.

John Dodge, the neighbor to the north, addressed the commission, and commented that this project is a step away from what has been there historically.

Attorney Ron Kolins, representing the applicant, confirmed for the record that his client will work with the northern neighbors regarding the landscaping and the screening issues. They will also work as cooperatively as they possibly can during the construction phase to make life less intrusive for the neighbors. Mr. Kolins, responding to Mr. Lynch's comment, said they agreed to plant a ficus hedge along the common boundary prior to construction and they will live up to the agreement.

Architect Segraves presented the building material samples which included, red brick, cast stone and Altousa "S" tile roofing.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE FEBRUARY MEETING FOR FURTHER STUDY.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

It was suggested to present the final landscaping plan next month because the house needs to be reviewed with the landscape.

B3-07 Architectural Changes, Landscape & Hardscape

Address:	272 Country Club Road
Applicant:	Civatella
Architect/Designer:	Turner & Johnson
Project Description:	Changes to a previously approved home (architectural details) Landscape and hardscape.

Mr. Wheelock said he visited the site. Mr. Strawbridge said he spoke with the property owner. Mr. Youchak said he visited the site and spoke with Bill and Mike Civatella.

Director of Planning Zoning & Building Department Veronica Close stated that Mr. Civatella still needs to finish the landscape plans and they are not ready for that portion of the presentation today.

Mr. Civatella, 272 Country Club Road, presented an 8"X 11 ½" piece of paper entitled "as built drawing." He said that he believed that the construction project had been completed. He explained the final landscaping was not being presented today because some of the newly planted hedges were lost due to flooding, and the large palm trees were installed just the other day.

Mr. Wheelock recalled the original presentation was somewhat ornate and they came back with a

toned down proposal. Since then, changes had been made to the architecture and beyond what the commission requested. He thought that these changes were for the better and the simplifications achieved were an improvement.

Mr. Frank asked the architect to supply, for this meeting, a drawing for the presentation. However, the 8 ½ x 11 inch piece of paper, that was handed out, is the intended “as built” or the unfinished portions that will be built. He, as a staff member, recommended that the project be approved because the applicant, at the commission’s suggestions, removed even more embellishment from the house.

MOTION BY TO MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED SUBJECT TO THE CLIENT COMING BACK WITH FULL LANDSCAPE DRAWINGS AND SUBJECT TO PROVIDING THE BUILDING DEPARTMENT A STAMPED SET OF AS BUILT DRAWINGS.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B4-07 Demolition & New Residence

Address:	242 Merrain Road
Applicant:	Mr. and Mrs. Andrew S. Frazier
Architect:	The Lawrence Group Architects
Project Description:	Demolition of existing single family house and construction of a new single family house.

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

Architect Eugene Lawrence reported that the 2,461 sq. ft. house was designed by Architect Paul Kohler in 1951.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

Architect Eugene Lawrence explained that the owners want a house designed to withstand 200 mph winds and they want the house as high as possible for protection from hurricanes. The roof is designed having pitches on all of the wings and a flat roof interconnecting them. The entry into the house will have a six-foot masonry wall across the face of the building. Mr. Lawrence presented a photograph of a light grey roof and a material sample board. He indicated that the wood shutters will be in a taupe color on an off-white building with mahogany doors and windows. Another architectural element will be lime stone used for the lintels and window sills.

It was commented that the project was handsome and simple and a nice improvement in the neighborhood. It was further suggested to revise the cut off roof sections and possibly lower the center roof. It was recommended to build a scale model for a better understanding of the proposed project.

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

MOTION DIED FOR A LACK OF A SECOND.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION THAT THE PITCH OF THE MAIN ROOF AND THE ANCILLARY ROOFS BE THE SAME AND THAT THE CHIMNEY BE LOWERED AS LEGALLY POSSIBLE.

MOTION DIED FOR A LACK OF A SECOND.

MOTION BY MR. KARAKUL TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. SMITH.

MOTION CARRIED UNANIMOUSLY.

B5-07 Landscape

Address: 310 Wells Road
Applicant: Ira Harris
Landscape Architect: Sanchez & Maddux
Project Description: Landscape

Mr. Karakul said he met with the neighbor and discussed the project and visited the site. Mr. Smith said he spoke with Mrs. Harris on the telephone. Ms. Diver said she spoke with Mrs. Harris on the telephone and met with the neighbor and discussed the plans. Mr. Boykin received a phone call from Mrs. Harris but did not speak with her. Mr. Wheelock said he met with the landscape architect, met with the neighbor and visited the site with her and spoke with Mrs. Harris on the telephone. Mr. Strawbridge met with the neighbor, Mrs. Paul, and he spoke with Mrs. Harris on the telephone. Mr. Youchak said he spoke with Mrs. Harris on the telephone.

Ms. Close reminded the commission of the provision, when they approved this project, to fully screen their property from the neighbor. The vegetative screening is what is being proposed today.

Landscape Architect Jorge Sanchez introduced Carolyn Pendelton-Parker representing Mr. and Mrs. Harris. He presented photographs of the existing landscaping on the job site. Mr. Sanchez read a letter from FPL stating that the ficus tree along the property wall was invading power lines. As well, the tree had canker symptoms and had to be removed. He indicated that 14' to 16' tall bamboo have

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been planted along the site wall.

It was suggested to remove the wall, remove the tree stump and put the wall back.

It was recalled that the condition for approval of the new guest house was to completely screen the building from the neighbor. And, that the screening should have been put in before the building was built. Now the building is blocking access to achieve this condition that was insisted on when it was approved.

Joann Paul, the neighbor to the south, presented photographs of her view of the neighbor's construction project. She pointed out that damage was done to her property when the tree was removed and she has not been compensated for this damage.

Mr. Sanchez offered to plant 20' tall bamboo, but they need to access Mrs. Paul's property.

Again, it was suggested to remove the wall, remove the tree stump and replace the wall. Furthermore, the power pole will need to be replaced and FPL is fully aware of the situation.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE FEBRUARY MEETING.
MOTION SECONDED BY MR. YOUCHAK.**

Attorney Maura Ziska spoke on behalf of her client, Mr. Harris, and asked to have him recognized to speak to the commission.

Persons testifying were sworn in at this time.

Mr. Harris stated that the ficus tree was on his property. They were told the tree was dead and proceeded to take it down, but were stopped by the neighbors.

It was suggested to plant the 20' tall bamboo along the entire border including the neighbor with the existing 14' tall bamboo.

MR. SMITH WITHDREW THE MOTION TO DEFER THE PROJECT.

After further discussion and no motion was offered, Chairman Wheelock passed the gavel to Member Feldkamp.

**MOTION BY MR. WHELOCK FOR REAFFIRMATION OF ARCOM'S EARLIER
DECISION THAT THIS BUILDING MUST BE SCREENED TOTALLY FROM THE**

**NEIGHBORS TO THE SOUTH.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B6-07 Additions & Exterior Alterations

Address: 2283 Ibis Isle Road West
Applicant: Lawrence and Laura Rule
Architect: Smith & Moore Architect
Project Description: Two-car garage addition, kitchen addition, pool and interior and exterior alterations.

Architect Harold Smith stated that the existing two-story home was built in 1958. The garage addition will be 1,300 s.f. making the total square footage of the home 4,795. The decorative concrete block will be replaced with 1" square aluminum picket railing. The small round steel columns will be replaced with structurally square steel columns, clad with wood and painted white. In addition, the sliding doors will be replaced with French doors.

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

The meeting was reconvened at 1:45 p.m. after a lunch break. Mr. Smith was not in attendance for the remainder of the meeting, thereby Mr. Boykin was a voting member.

B7-07 Demolition & New Residence

Address: 339 Garden Road
Applicant: 339 Garden LLC
Architect: Smith & Moore Architects
Project Description: Demolition of single family home. New two-story Monterey style home with two-car garage and pool.

Ms. Diver, Mr. Feldkamp and Mr. Wheelock said they met with the architect and discussed the plan

Architect Jon Moore proposed demolition of an existing one-story structure and construction of a new Monterey style home. The demolition survey indicated that the existing home was designed by Architect Maurice Hollie in 1962.

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

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

Mr. Moore stated that a 12' ficus hedge will be planted to match the hedge on the east side of the property.

Responding to comments from the neighbor, Mr. Hepburn's, Mr. Moore offered to move the air-conditioning units to the other side of the house.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT SUBJECT TO
WIDENING WINDOWS WHEREVER POSSIBLE AND MOVE THE AIR-
CONDITIONING UNITS OUT OF THE EAST SIDE YARD.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B8-07 Landscape & Hardscape

Address: 254 Tangier Avenue
Applicant: 254 Tangier LLC
Landscape Architect: Mario Nievera
Project Description: Proposed landscape and hardscape design.

Mr. Wheelock said he visited the site.

Landscape Architect Mario Nievera proposed coral stone driveway aprons with a chattahoochee stone driveway. He agreed to restore the existing ficus hedge along Tangier Avenue.

Veronica Close noted for the record that Mr. Watchman, who was unable to stay for the rest of the meeting, wanted his property fully screened from this project. He also requested that whatever plant material they use will not cause a drainage problem for him.

Mr. Nievera addressed this issue by saying there is a full hedge of 16' tall eureka palms and there are drains along the south side that lead to the front of the property.

**MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B9-07 Landscape & Hardscape

Address: 222 Ridgeview Drive
Applicant: 222 Ridgeview LLC
Landscape Architect: Mario Nievera
Project Description: Proposed landscape and hardscape design

Mr. Wheelock said he visited the site.

Landscape Architect Mario Nievera proposed an old Chicago brick driveway leading to a side entry garage. The property is surrounded by a eureka palm hedge. The owner agreed to add six more cocoanut palm trees along the south side which were not reflected on the plan. After discussion, he agreed to add one or two royal palm trees along the front of the property to continue the rhythm along the street.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION TO ADD ONE OR TWO ROYAL PALM TREES.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B10-07 Landscape & Hardscape

Address: 148 El Mirasol
Applicant: Musso Lucian
Landscape Architect: Mario Nievera
Project Description: Proposed landscape and hardscape design.

Mr. Wheelock said he visited the site.

Landscape Architect Mario Nievera said the driveway will be made of pieces of coral and stone. Cast stone material will be used for all of the other hardsurfaces. Weeping figs will grow on the site wall.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B11-07 Landscape, Hardscape & Modifications to Gate & Railings

Address: 1045 North Ocean Blvd.
Applicant: John Oxley
Landscape Architect: Mario Nievera
Project Description: Proposed landscape and hardscape design. Modifications to previously approved balcony railings and gate design.

Mr. Wheelock said he visited the site.

Designer Don Kino proposed changing the balcony railing from a Chippendale style to a Chinese Chippendale railing. The other changes were a fountain and an entrance gate which will match the landscaping.

Landscape Architect Mario Nievera presented the landscape plan. He indicated that the parking court will be cast stone paving with grass joints.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A1-07 Awnings

Address: 288 South County Road
Applicant: Thomas Campaniello Real Estate
Architect: Michael Allen Mosher
Project Description: Proposed addition of awnings above second floor windows as requested by the town council.

Mr. Wheelock visited the site and spoke with the architect on the telephone. Mr. Strawbridge and Mr. Youchak said the spoke with the architect on the telephone.

Architect Michael Mosher presented a superimposed photograph showing awnings on the second floor of the building. He was presenting this project at the request of the town council.

It was the consensus of the commission that this building would look better without awnings on the second floor.

MOTION BY MS. DIVER 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 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. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

VIII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING ZONING AND BUILDING DEPARTMENT

Mr. Wheelock wanted to organize an expedition to visit landscape lighting projects that have been completed.

Ms. Close informed the commission that the Florida Department of Transportation made a presentation at the town council meeting about the north and south bridges. They are looking at working on the bridges close to the same time as they have a time limit to complete the projects.

Ms. Close reminded the commission members to announce their ex parte communications at the public meetings. They need to identify any conversations or site visits and if it was a conversation, then state the basic content of the conversation.

IX. ADJOURNMENT

**MOTION BY MR. FELDKAMP TO ADJOURN THE MEETING AT 2:57 P.M.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Commission will be held on February 28, 2007 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Wheelock', with a long horizontal flourish extending to the right.

Morgan Dix Wheelock, 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.

A1-07 Awnings

Address: 288 South County Road
Applicant: Thomas Campaniello Real Estate
Architect: Michael Allen Mosher
Project Description: Proposed addition of awnings above second floor windows as requested by the town council.

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, of 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 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 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 other 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 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 property.

- ___ (7) The proposed building or structure is not 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