



# TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION  
WEDNESDAY, SEPTEMBER 24, 1997  
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:** Laurel Baker, Chairman  
John H. Schuler, Vice-Chairman  
Ethel Kinsella, Member  
Lowry M. Bell Jr., Member  
Joanna Frost-Golino, Member  
Floyd Wideman, Alternate Member  
Marvin Rosenberg, Alternate Member  
Eric Adams, Alternate Member  
Robert L. Moore, Director of Planning, Zoning & Building  
Timothy M. Frank, Planner/Projects Coordinator  
John C. Randolph, Town Attorney

**ABSENT:**  
Sally Gingras, Member  
Robert E. Deziel, Member

**RECORDING SECRETARY:** Gretchen Dayton

**III. APPROVAL OF THE MINUTES FROM THE AUGUST 24, 1997 MEETING.**

Mrs. Baker asked to have Mr. Baker corrected to Mrs. Baker page 13.

**MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES AS CORRECTED.  
MOTION SECONDED BY MRS. FROST-GOLINO.  
MOTION CARRIED UNANIMOUSLY.**

**IV. SWEARING IN OF PERSONS TESTIFYING**

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

Mrs. Baker thanked all of the applicants who worked with the Commission in a cooperative spirit for the benefit of the town.

**V. PROJECT REVIEW**

**A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS**

**B16-97 Demolition and New Residence**

Applicant: James Woolems  
Address: 1080 North Ocean Blvd.  
Architect: Glen Harris  
Project Description: Demolition of existing residence and construction of new residence.

This project was deferred from the March, April, May, June, July and August meetings.

Mr. Wideman, Mr. Schuler, Mrs. Baker and Mr. Adams said they reviewed the plans, spoke with the architect and drove by the site. Mrs. Kinsella said she drove by the site. Mrs. Frost-Golino said she reviewed the plans and spoke with the architect.

Architect Glen Harris said the house plan is similar to the last presentation and that the size of the house was decreased to a CCR of 3.9. He said the columns at the front entrance were removed and quoins were added. Mr. Harris presented a sample of an Efco, series 664 aluminum window with applied mullions.

Mr. Moore told the Architect to make sure that Mr. and Mrs. Woolems must disclose to the buyer, that roll down shutters will not be approved at a later date. He said if electric roll down shutters are going to be used, they have to be built into the house.

Mrs. Baker said this project was reduced in size 13.4% and the cubic content ratio was reduced 18%

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT WITH THE PROVISION THE HOUSE COLORS, LANDSCAPE/ HARDSCAPE PLANS AND WINDOW DETAILS COME BACK FOR APPROVAL.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. SCHULER TO APPROVE THE DEMOLITION.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**B66-97 New Residence**

Applicant: Martin Atkins/Boston Homes  
Address: 201 Monterey Road  
Designer: Kenneth Lang/Lang Design Corp.  
Project Description: New single family Bermuda style home.

This project was deferred from the July and August meetings.

Mr. Wideman, Mr. Schuler, Mrs. Frost-Golino, Mr. Adams, Mrs. Baker, Mrs. Kinsella and Mr. Bell said they spoke with Mr. Broberg and Mr. Keldrone regarding the project.

Don Keldrone representing Boston Homes presented the project and said the architect of record, Bob Snow was in the audience. He said the house was reduced in size from 8,000 square feet to 6,649 square feet and the guest house, cabana and a bathroom were removed. He said the orientation of the house was changed from Monterey Road to North Ocean Boulevard. He said the french doors will have impact glass and the windows will have functional shutters.

The driveway layout was discussed and Mr. Keldrone said the hardscape/landscape will come back for approval at a later date. Mr. Keldrone said the house will be a light coffee color with forest green shutters and a white cement tile roof.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY DR. ROSENBERG.**

**MRS. FROST-GOLINO OPPOSED.**

**MOTION CARRIED 6-1.**

**B70-97 Demolition and New Residence**

Applicant: Salomon Dayan  
Address: 476 South Ocean Blvd.  
Architect: McCarron Associates  
Project Description: Demolish most of existing residence to allow for new two-story residence.

This project was deferred from the Town Council agenda for site plan review. Staff recommends deferral to the October meeting.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE OCTOBER MEETING.  
MOTION SECONDED BY MRS. KINSELLA.  
MOTION CARRIED UNANIMOUSLY.**

**B75-97 Remodel**

Applicant: George Sharoubin  
Address: 223 Worth Avenue  
Architect: Island Designs  
Project Description: Remodel storefront with clear glass enclosure

This project was deferred from the August meeting.

Note for the record: Revised plans were submitted at the meeting and were not reviewed by staff.

Architect John Bellamy presented the project and said the storefront will be glass with double doors trimmed in maple wood. He said the existing stucco, columns and awning will remain.

George Sharoubin addressed the commission and discussed the proposed signage. Mr. Moore asked the applicant to confine the presentation to the storefront as the application did not reflect a request for a sign.

Mrs. Frost-Golino said she did not have a problem with the plans, but she felt that the plans should be submitted by the deadline date.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.  
MOTION SECONDED BY MRS. KINSELLA.  
MR. BELL OPPOSED.  
MOTION CARRIED 6-1.**

**B81-97 New Residence**

Applicant: Laura Andre  
Address: 1072 North Ocean Blvd.  
Architect: SKA Architects  
Project Description: New two-story Mediterranean residence.

This project was deferred from the August meeting.

Architect Patrick Seagraves said the house was moved away from North Ocean Boulevard, the plate height was lowered and the roof line was broken up. He said there will be cast stone balustrades at the patio in front of the library and above the front door. He said the one garage door was changed to two garage doors.

It was felt that the revisions were an improvement, but the architect was asked to submit detail drawings of the balustrade.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION THAT A COLOR SAMPLE, LANDSCAPE/HARDSCAPE AND SITE WALL PLANS COME BACK FOR APPROVAL AND A DETAIL OF THE BALUSTRADE TO BE SUBMITTED TO STAFF FOR APPROVAL.**  
**MOTION SECONDED BY MRS. FROST-GOLINO.**  
**MOTION CARRIED UNANIMOUSLY.**

**B85-97 New Residence**

Applicant: Sam and Felice Forman  
Address: 1072 North Lake Way  
Architect: Robert Henry  
Project Description: New two-story house

This project was deferred from the August meeting.

Mr. Schuler said he met with the architect to review the plans. Mrs. Baker, Mrs. Kinsella and Mr. Bell said they met with the owners and the architect. Mr. Bell said he met with the owners and reviewed the plans.

Project Designer Denis LaBerge presented the project. He said the second floor guest room wings were removed and two double garages were changed to two single garages. He said the building will have grey stucco with cream color keystones and shutters. The roofing material will be a dark grey cement tile.

Mr. and Mrs. Forman addressed the Commission at this time.

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

**B86-97 Windows**

Applicant: Mr. and Mrs. Arthur S. Loring  
Address: 209 Via Tortuga  
Architect: Architectural Alliance/Designer: Carlos Martin  
Project Description: Window revisions on the south and west elevations

Designer Carlos Martin presented the project. He said the windows on either side of the front entrance were made smaller more symmetrical. He said some of the windows on the west elevation were eliminated.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.  
MOTION SECONDED BY MRS. KINSELLA.  
MOTION CARRIED UNANIMOUSLY.**

**B. NEW BUSINESS - MAJOR PROJECTS**

Mr. Moore said Dr. Rosenberg submitted a memo to the staff regarding the possibility of demolitions becoming staff approvals. Chairman Baker said demolitions and windows could be discussed at the November workshop meeting.

**B87-97 Demolition and New Residence**

Applicant: Donald Malasky  
Address: 251 Tangier Avenue  
Architect: Steven Bruh  
Project Description: Demolition of existing residence and new two-story residence

Mr. Schuler, Mrs. Frost-Golino and Mrs. Baker declared ex-parte communications with Mr. Kino. Dr. Rosenberg said he spoke with Mr. Kino and Mr. Malasky.

Attorney Greg Kino presented the project. He said the applicant requests the demolition of a single family residence which was designed by Draper Babcock in 1951. He said the house has no great architectural significance.

Mr. Kino presented a proposed site plan. He said the landscape area is 57.5% and the gross square

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footage of the house is 6,146. He said the house has some classic Bermuda style details with simple roof lines and white flat cement tile. He said the keystones over the second floor windows are part of the cornice. The entry feature will have finials as well at the windows on either side of the entry. Mr. Kino presented the streetscape drawing and CCR chart for neighborhood for comparison.

Commission Comments are as follows:

Make the first floor windows the same width as the second floor windows keeping the length.

Make the garage windows the same size as the second floor windows.

Eliminate the finials at the front entrance and above the two front windows.

Eliminate or relocate the guest bedroom on the second floor, west elevation.

Reduce the number of french doors on the rear elevation.

Possibly add a bay window in the breakfast area on the rear elevation.

Contact the neighbors regarding the project.

The project is slightly bigger than it should be according to the numbers that were presented.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE OCTOBER MEETING.**

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**B88-97 Demolition**

Applicant: Janina Radtke  
Address: 306 Chilian Avenue  
Architect: Eugene Pandula  
Project Description: Demolition of existing improvements

Attorney Dean Vegosen presented the project and said the house was built in 1940 for Frank Jenkins and designed by Lester Geisler. Mr. Vegosen said the future use of the property is to combine 306 Chilian Avenue and 314 Chilian Avenue providing a single lot to construct a duplex. Mr. Vegosen said that they will not ask for any variances for the duplex project.

Architect Eugene Pandula addressed the Commission.

Chairman Baker read a letter from David P. Kane into the record.

*(Please see the next item for the motion)*

**B89-97 Demolition**

Applicant: Janina Radtke  
Address: 314 Chilian Avenue  
Architect: Eugene Pandula  
Project Description: Demolition of existing improvements

Attorney Dean Vegosen presented the project and said the house was built in 1935 and that no architect was referenced in the Town's records.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION OF ITEM NUMBERS B88-97 AND B89-97 WITH THE PROVISION TO BEGIN CONSTRUCTION OR SOD AND IRRIGATE THE LOT WITHIN 30 DAYS.**

**MOTION SECONDED BY MR. SCHULER.**

**MOTION CARRIED UNANIMOUSLY.**

**B90-97 Additions**

Applicant: Thomas Chastain  
Address: 225 West Indies Road  
Architect: Robert L. Bell  
Project Description: New covered entry and master bedroom suite additions.

Architect Robert Bell presented the project. He said the front entry will be extended and a small garden wall will be added to enclose a small court yard. The bay window in the living room will be replaced with two french doors. He said the house is a light tan color and that a greenish/grey flat tile roof will be added.

It was agreed to lengthen the bathroom window on the front elevation to match the sill height of the other windows.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO LENGTHEN THE BATHROOM WINDOW ON THE FRONT ELEVATION.**

**MOTION SECONDED BY MRS. FROST-GOLINO.**

**MOTION CARRIED UNANIMOUSLY.**

**B91-97 Demolition New Residence**

Applicant: Classic Homes and Remodelers, Inc.  
Address: 217 Miraflores Drive  
Architect: Quincy Johnson Associates  
Project Description: Demolition and new residence.

Dr. Rosenberg said he spoke with the general contractor regarding the project.

Jon Rappaport of Classic Homes and Remodelers introduced Architect Fred Spencer. Mr. Spencer said there will be an entrance loggia with palladian windows and side lites. The garage will be located at the rear of the house with a long driveway leading to it.

Mr. Rappaport said the existing 2,500 square foot house was designed by Howard Chilton in the 1950's and is in very bad shape. He said the proposed house is 4,442 square feet.

The Commission comments are as follows:

The entry is too ornate for the house.

The square footage needs to be reduced.

The Palladian windows do not belong on this simple one story house.

The roof lines need to be readdressed.

This project does not fit into the existing neighborhood.

The house is too grand for the modest street.

Consider a color other than yellow for the house.

Place the garage on the front facade, turn it to the side and place the main part of the house farther from the street.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE OCTOBER MEETING FOR RESTUDY.**

**MOTION SECONDED BY DR. ROSENBERG.**

**MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. BELL TO APPROVE DEMOLITION WITH THE USUAL CONDITIONS.**

**MOTION SECONDED BY DR. ROSENBERG.**

**MOTION CARRIED UNANIMOUSLY.**

**B92-97 New Residence**

Applicant: Mrs. Constance Hannon  
Address: 245 Esplanade Way  
Architect: Brower Architectural Associates  
Project Description: New residence

Mr. Wideman, Mr. Schuler, Mrs. Frost-Golino and Mrs. Baker said they spoke with the architect and reviewed the plans.

Architect Raphael Saladrigas presented the project and he passed out booklets to the Commission Members which contained a CCR study, a street scape drawing, drawings of the proposed house with and without landscaping and photographs of the homes along Esplanade Way. He said the style is British Colonial with a front loading garage. The floor plan is an "H" shape with a great room in the middle. The proposed landscaping at the front elevation was discussed and he said the owner is willing to record a deed restriction requiring an eight-foot hedge to screen the garage from the street. He said that most of the houses are below the flood zone on the street. Therefore, the new project would have a slightly higher beam height.

Mr. Saladrigas said the house will be white with white aluminum shutters and white glazed tile roofing material.

Chairman Baker read a letter from Gregory W. Faust in support of the proposed project.

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

Mr. Frank said he was impressed with the presentation booklet and would like to use it as an example for other architects.

**B93-97 Additions**

Applicant: Katherine J. Rayner & William P. Rayner  
Address: 216 Emerald Lane  
Architect: Peter Marino  
Project Description: Second story addition, one story bathroom addition, two new windows and two new doors.

Architect George Restrepo presented the project. He said a staff room and laundry room will be added over the existing kitchen. A bathroom will be added to an existing cabana which will be turned into a guest house. A covered porch with lattice work will be added to the rear of the main house and a stair tower will be added creating a tall roof line. He said the house colors will remain the same.

Mrs. Frost-Golino said she felt the second story addition and the stair tower were not architectural enhancements, but they are far enough away from the street and will be difficult to see.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**B94-97 Entrance Addition**

Applicant: Publix  
Address: 265 Sunset Avenue  
Architect: James Hanis  
Project Description: Enclosure of existing sidewalk to create a new entrance for existing mercantile space.

This project was staff approved.

**MOTION BY MRS. KINSELLA TO REMOVE ITEM #B94-97 FROM THE AGENDA.**

**MOTION SECONDED BY DR. ROSENBERG.**

**MOTION CARRIED UNANIMOUSLY.**

**B95-97 Addition**

Applicant: Mr. and Mrs. F. Quinn Stepan  
Address: 1554 North Ocean Way  
Architect: Ames Bennett  
Project Description: A 1,242 square foot second floor addition.

Mr. Frank said that this project did not meet the provisions in the code at the initial staff review. He said the applicant had a choice to either receive a variance or redesign the house to conform to the code. He said the revised plans show an 18" discrepancy, but he felt the Commission could review the plans at this time.

Architect Ames Bennett said there are different styles of architecture on the street. He said the project consists of a second floor addition which would match the existing style of architecture.

Mr. Bennett said the addition would add about 1,200 square feet bringing the house to 4,165 square feet. He said they would be willing to change the awning windows to double-hung windows.

Mr. Frank said that since this is an addition to an existing house, ARCOM only reviews what can be seen from the right of way.

It was felt that the glass sliding doors, the fixed glass windows and the grouping of the windows did nothing to enhance the architecture of the home. It was stated that a 42% increase would make the house too large and that there may be a more innovative and adoptable method of creating an addition.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE OCTOBER MEETING.  
MOTION SECONDED BY MR. WIDEMAN.  
MOTION CARRIED UNANIMOUSLY.**

**B96-97 New Residence**

Applicant: Bankers Trust Florida  
Address: 60 Blossom Way  
Architect: George Restrepo  
Project Description: New Residence

Mr. Wideman declared a conflict of interest and left the dais during the presentation. Mrs. Frost-Golino said she spoke with Mr. Kolins and the architect. Mrs. Baker said she spoke with Mr. Kolins and Mr. Wagner. Mrs. Kinsella and Mr. Adams said they spoke with Mr. Kolins. Mr. Schuler said he spoke with Mr. Kolins and the owner.

Attorney Ron Kolins presented the project and said the neighborhood is eclectic and the style of the proposed home is a mixture of styles with mainly an Asian influence. He presented a model of the proposed project and said the lot size is 3.5 acres. Mr. Kolins said there will be plenty of natural foliage and additional design foliage. Mr. Restrepo addressed the commission and said the house consists of a series of pavilions around a central court yard. He said the columns, the window muntins and frames, and the decorations at the roof peaks will be made of teak wood. Mr. Kolins said the existing, non-conforming building on the lot will remain to store lawn equipment. Mr. Restrepo said the existing house will be improved to match the architecture of the new house. Mr. Moore said they can improve the building up to 50% of the value. Mr. Kolins said if the improvements are more than 50% of the value of the building, they will try to get a variance from the Town Council. He said they will try to keep the cost below 50%, but if they have to, they will get the approvals they need.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.**  
**MOTION SECONDED BY MR. BELL.**  
**MOTION CARRIED UNANIMOUSLY.**

**B97-97 Demolition**

Applicant: Tara Management  
Address: 5 Lagomar Road  
Landscape Architect: Lang Design Group  
Project Description: Demolition of existing residence and garage

Dr. Rosenberg said he spoke with Mr. Lang and Mr. Cramer regarding this project.

Attorney Don Cramer presented the project and said he represents Martin Gruss who owns the property. Mr. Cramer said the home was built in 1956 and was designed by Belford Shoumate. He said the future use of the property will be for a guest cottage no larger than the existing home and heavy landscaping will be planted along the street.

Chairman Baker read a letter from Jean Goodman and a letter from Stephen Norris.

Don Carter addressed the Commission and said he would not like to see this property used as a service entrance for the main house on South Ocean Boulevard.

Andy Angre addressed the Commission.

Mr. Cramer said this property will not be used as a service entrance for the property located on South Ocean Boulevard as it has its own service entrance.

Mr. Moore suggested adding a provision to the motion to eliminate the driveway until the applicant comes back to the Architectural Commission and declares what the use of the property will be.

Mr. Carter said the lot cannot be maintained if there is no driveway for access.

**MOTION BY MR. SCHULER TO APPROVE DEMOLITION WITH THE PROVISION TO ALLOW THE DRIVEWAY TO PROCEED NO MORE THAN TWENTY-FIVE FEET INTO THE PROPERTY AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN THIRTY DAYS.**

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

### **C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS**

#### **A45-97 Landscape**

Applicant: Vivian Lopata  
Address: 1076 North Ocean Blvd.  
Architect: Robert Kolany  
Project Description: Landscape plan for an approved project.

This project was deferred from the July and August meetings.

Mr. Frank said the house colors were favored by most of the Commission members. Therefore, the house colors were staff approved.

Larry Detrich with Earth Works Landscape presented the project. He said the size of the driveway was reduced. The weeping podocarpus trees were replaced with seagrape and silver button wood trees on the front elevation. He said a seagrape tree will be planted on the front elevation to balance a large existing seagrape tree on the corner. He said there is an existing seagrape hedge along Orange Grove which will be allowed to grow to eight feet. A seagrape hedge will be planted at the center driveway island off on North Ocean Boulevard and it will be allowed to grow to eight feet. Two palm trees with ground cover will also be planted in the center island. After discussion, it was agreed to plant another palm tree in the center island. Mr. Kolany said the greenspace was increased from 43.6% to 45%.

**MOTION BY MRS. FROST-GOLINO TO APPROVE THE LANDSCAPE PLAN WITH THE PROVISION TO ADD TWO FOXTAIL PALM TREES AT THE FRONT OF THE HOUSE, ONE FOXTAIL PALM TREE IN THE CENTER DRIVEWAY ISLAND AND TO ALLOW THE SEAGRAPE HEDGES ALONG THE EAST AND SOUTH PROPERTY LINES TO GROW THICK AND TO EIGHT FEET IN HEIGHT.**

**A46-97 Gate**

Applicant: Mr. and Mrs. Norman Peslar  
Address: 100 Emerald Beach Way  
Architect: Smith Architectural Group  
Project Description: Gate

This project was deferred from the August meeting.

Mr. Moore said that this project was deferred from the Town Council Meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE OCTOBER MEETING.**

**MOTION SECONDED BY MR. SCHULER.**

**MOTION CARRIED UNANIMOUSLY.**

**A53-97 Property Wall**

Applicant: Dr. and Mrs. Rosenberg  
Address: 101 Nightingale Trail  
Architect: John Lang  
Project Description: Property wall

This project was deferred from the August meeting.

Dr. Rosenberg declared a Conflict of Interest and left the dais during the presentation.

Jeff Houghtaling presented the project and said the wall is 6 feet high along North Ocean Boulevard and will curve inward at the driveway tapering down to 4'6". He said the wall will screen the house from traffic on North Ocean Boulevard.

Dr. Rosenberg addressed the Commission and said the purpose of the wall is to minimize the sight and sound of passing cars on North Ocean Boulevard. He said that entrance gates will not be added at a later date.

Discussion took place regarding the orientation of the house and it was felt that the wall design gives the illusion of a North Ocean Boulevard address.

**MOTION BY MRS. FROST-GOLINO TO APPROVE A STRAIGHT WALL ALONG THE PROPERTY LINE WITH FOLIAGE ON BOTH SIDES AND ONE THAT DOES NOT INTERSECT THE SITE TRIANGLE.**

**MOTION SECONDED BY MR. WIDEMAN.**

**DR. ROSENBERG DID NOT ACCEPT THE MOTION AS STATED AND WITHDREW HIS APPLICATION AT THIS TIME.**

**A55-97 Wall and Gates**

Applicant: Richard and Susan Smith  
Address: 1100 North Ocean Blvd.  
Architect: The Lawrence Group  
Project Description: New decorative front yard wall with metal gates, remove muntins from windows and doors on the east elevation and add a window on the second floor east elevation.

This project was deferred from the August meeting.

Eugene Lawrence and Richard Lija presented the project. Mr. Lawrence said the owners would like to have single lite windows and doors on the east elevation for maximum view of the ocean.

**MOTION BY MRS. FROST-GOLINO TO APPROVE THE REMOVAL OF THE MUNTINS FROM THE WINDOWS AND DOORS ON THE EAST ELEVATION.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MR. BELL OPPOSED.**

**MOTION CARRIED 6-1.**

Mr. Lawrence said the property wall will have steps as the grade inclines along the property. He said the balustrade on top of the wall will be about 34" high. He presented two options of the proposed gates.

**MOTION BY MRS. KINSELLA TO APPROVE GATE OPTION NUMBER ONE.**

**MOTION BY SECONDED BY MR. WIDEMAN.**

**MR. SCHULER OPPOSED.**

**MOTION CARRIED UNANIMOUSLY.**

It was agreed to continue the discussion of the wall under item #A60-97.

**D. NEW BUSINESS - MINOR PROJECTS**

**A60-97 Landscape**

Applicant: Richard and Susan Smith  
Address: 1100 North Ocean Blvd.  
Architect: John Lang  
Project Description: Landscaping

Jeff Houghtaling presented the project. Mr. Houghtaling said a ficus hedge will be planted on both sides of the site wall. He said that canary island date palms will be planted on either side of the

driveway entry in the center of the driveway with accents and ground covers.

Mr. Moore said that 50% of xeriscape is required for all landscaping plans.

It was suggested to use a plant material in front of the wall that will not have to be constantly maintained and will not fill up the 4 ½ feet between the road and wall. It was felt that the garage needs to be buffered much more than what the plans indicated. Mr. Houghtaling was asked to bring back elevation drawings showing the landscaping to scale.

**MOTION BY MR. BELL TO DEFER THE LANDSCAPING AND THE PROPERTY WALL TO THE OCTOBER MEETING.  
MOTION SECONDED BY MR. SCHULER.  
MOTION CARRIED UNANIMOUSLY.**

**A61-97 Coat of Arms**

Applicant: Royal London America (Cartier)  
Address: 214 Worth Avenue  
Architect: Lawrence Group  
Project Description: Coat of Arms to be included as signage

Mr. Frank said the application violates the logo rule, but they may appeal to the Town Council.

**MOTION BY MRS. KINSELLA TO REMOVE THIS PROJECT FROM THE AGENDA.  
MOTION SECONDED BY MR. SCHULER.  
MOTION CARRIED UNANIMOUSLY.**

**A62-97 Landscape**

Applicant: Sidney Kimmel  
Address: 1236 South Ocean Blvd.  
Architect: Olin Partnership  
Project Description: Landscape

Landscape Architect Dennis McGlade presented the project. He said that beach plants will be put in along the dune line and coconut palm trees will be planted in the lawn areas. He said that several varieties of trees will be planted such as schefflera, bouganvillea, live oak and gumbo limbo and that the house will be hidden from the street. He said the zoysia grass may get too much shade from the large Australian pine trees off of the property and may have to be replaced with St. Augustine grass.

Mr. Moore asked the architect to remove all of the Australian pine trees on the property to comply with the Comprehensive Plan.

**MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPE PLAN WITH THE REMOVAL OF ALL AUSTRALIAN PINE TREES ON THE PROPERTY.  
MOTION SECONDED BY MR. SCHULER.  
MOTION CARRIED UNANIMOUSLY.**

Architect Mike Johnson addressed the Commission and asked to have the entrance gates reviewed at this time.

Chairman Baker agreed to include the entrance gates with the landscaping plan.

Dennis Checka presented the entry gates to the Commission.

**MOTION BY MR. WIDEMAN TO APPROVE THE GATES AS PRESENTED.  
MOTION SECONDED BY MRS. FROST-GOLINO.  
MRS. KINSELLA AND MR. BELL OPPOSED.  
MOTION CARRIED 4-2.**

Note for the record: A building permit was issued for the site walls and gates on November 19, 1996.

**VI. OTHER BUSINESS**

Mr. Frank said that Chairman Baker and he will review the minor applications once a month. If they feel the application should be placed on the agenda, the applicant will be notified.

Contractor Joe Mattei of American Awnings asked the Chairman to hear a request for an awning at this time.

**MOTION BY MR. SCHULER TO HEAR THE AWNING PROPOSAL.  
MOTION SECONDED BY MRS. KINSELLA.  
MOTION CARRIED UNANIMOUSLY.**

Mr. Mattei presented the project.

**MOTION BY MR. BELL TO APPROVE A BLACK AWNING AT 236 WORTH AVENUE.  
MOTION SECONDED BY MR. SCHULER.  
MOTION CARRIED UNANIMOUSLY.**

Discussion took place regarding the CCR charts submitted at the meetings. Mr. Bell suggested that

site calculations and complete CCR information to be included in the handouts. Mr. Frank said he will refer to the presentation booklet that Brower Architectural presented at the meeting as an example for other architects.

Mr. Bell felt that if lawyers present projects, the Commission should direct their questions to the architect. Mrs. Frost-Golino said the Commission has the right to require an architect to be present in the audience and they can ask them to come up and respond to their questions.

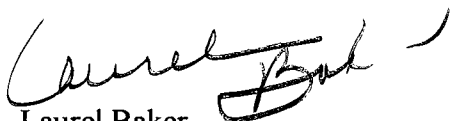
**MOTION BY MR. BELL TO DIRECT QUESTIONS TO THE PROJECT ARCHITECT AND NOT THE LAWYER PRESENTING THE PROJECT.**  
**MOTION SECONDED BY MR. SCHULER.**  
**MRS. FROST-GOLINO OPPOSED.**  
**MOTION CARRIED 6-1.**

**VII. ADJOURNMENT**

**MOTION BY MRS. KINSELLA TO ADJOURN THE MEETING AT 4:45 P.M.**  
**MOTION SECONDED BY MR. SCHULER.**  
**MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Commission will be held, October 22, 1997 at 9:30 a.m. with a workshop meeting to begin at 9:00 a.m. in the Town Hall, Town Council Chambers, 360 South County Road, Palm Beach.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Laurel Baker", followed by a long horizontal flourish.

Laurel Baker,  
Chairman

/gd

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

|                                                              |        |                                                                                                                      |  |
|--------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------|--|
| NAME—FIRST NAME—MIDDLE NAME<br><i>Sanborn, Marvin Melvin</i> |        | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><i>AREOM</i>                                          |  |
| MAILING ADDRESS<br><i>125 Chateaux Drive</i>                 |        | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:                                |  |
| CITY<br><i>Palm Beach, Fl.</i>                               | COUNTY | <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY |  |
| DATE ON WHICH VOTE OCCURRED<br><i>9/24/97</i>                |        | NAME OF POLITICAL SUBDIVISION:                                                                                       |  |
|                                                              |        | MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE                     |  |

## WHO MUST FILE FORM 8B

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

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

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

### ELECTED OFFICERS:

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

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

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

### APPOINTED OFFICERS:

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

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

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

- A copy of the form must be provided immediately to the other members of the agency.

The form must be read publicly at the next meeting after the form is filed.

**IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:**

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, \_\_\_\_\_, hereby disclose that on \_\_\_\_\_, 19 \_\_\_\_\_:

(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:

*Item A 53.97 - Property will be submitted for my home under construction - 101 Nightgale Trail, Palm Beach.*

*9/24/97*

Date Filed

*Marvin Rosenberg*

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION OF SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

*alternate member*

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

|                                                               |  |                                                                                                                      |  |
|---------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------|--|
| NAME—FIRST NAME—MIDDLE NAME<br><b>DEMAN FLOYD LUDWIG, JR.</b> |  | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><b>ARCHIT. COMMISSION, TOWN OF PALM BEACH</b>         |  |
| MAILING ADDRESS<br><b>152 WOODBRIDGE RD</b>                   |  | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:                                |  |
| CITY<br><b>PALM BEACH</b>                                     |  | <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY |  |
| COUNTY<br><b>PALM BEACH, FL</b>                               |  | NAME OF POLITICAL SUBDIVISION:                                                                                       |  |
| DATE ON WHICH VOTE OCCURRED<br><b>9/24/97</b>                 |  | MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE                      |  |

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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:

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- A copy of the form must be provided immediately to the other members of the agency.
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**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, FLOYD L. WIDEMAN, hereby disclose that on 9/24/97, 19\_\_:

(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

A HOME WAS PRESENTED FOR APPROVAL, THE OWNER OF WHICH WAS BANKERS TRUST FLORIDA I AM AN EMPLOYEE OF BTF — AND WHILE THERE WAS NO POSSIBILITY OF ANY GAIN INURING TO ME OR BTF, I RECUSED MYSELF TO AVOID ANY APPEARANCE OF CONFLICT

Date Filed

9/24/97

Signature



CE: 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.