

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, JUNE 28, 2000

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Lowry M. Bell, Jr., Member
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
John C. Randolph, Town Attorney
Robert Moore, Director Building, Planning & Zoning
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Leslie Shaw, Member

Mr. Shaw's absence was classified as excused.

Note: the projects indicated by an asterisk fall under the previous zoning regulations.



III. APPROVAL OF THE MINUTES FROM THE MAY 24, 2000 MEETING.

Mr. Adams said the minutes did not reflect his ex-parte communication regarding item #B45-00.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES WITH CORRECTIONS.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

IV SWEARING IN PERSONS TESTIFYING

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

V. CONSENT AGENDA

B56-00 Remodel & Addition

Applicant: Mrs. L.H. Stephaich
Address: 265 Emerald Lane
Architect: Thomas Kirchhoff
Project Description: Remodel and expand existing guest bedroom
into library/guest bedroom.

Mr. Frank said the project is well within the zoning code and recommended that the Commission approve the project.

MOTION BY MR. BELL TO APPROVE THE CONSENT AGENDA.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

IV PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B24-00 New Residence *

Applicant: Scott Granet
Address: 240 Seminole Avenue
Architect: Scott Granet
Project Description: Construct a new single family home.

This project was deferred from the March, April and May meetings. Demolition was approved at the May meeting.

Mr. Bell and Mr. Adams said they met with the architect and reviewed the plans. Dr. Rosenberg said he spoke with the architect regarding the project.

Architect Scott Granet presented the project and said he changed the chimney cap, added two garage doors and revised the balcony railings. Mr. Granet said he felt that the trellis should remain above the garage against the wishes of the Commission.

The architect did not submit revised plans prior to the meeting and the Commission discussed if they should consider the project or not.

**MOTION BY MR. WIDEMAN TO REVIEW THE PROJECT.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

The majority of the Commission had no strong opinion for or against the trellis.

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

The staff recommended not to accept revised plans for deferred projects after one week prior to the next scheduled ARCOM meeting.

B33-00 New Residence *

Applicant: Samuel and Louise Edelman
Address: 1255 North Lake Way
Architect: Preston T. Phillips and Smith and Moore Architects
Project Description: Construction of a new two-story residence.

This project was deferred from the April and May meetings and demolition was approved at the April meeting.

Mr. Wideman, Mr. Messing, Mr. Bell, Mr. Adams and Mr. Wheelock said they met with the architect.

Mr. Frank said the revised plans for this project were received at 5:00 p.m. the night before the meeting and discussion regarding the deadline for resubmitting was discussed at this time.

Mr. Smith said that only minor changes were made to the project. They met with Commission members and responded to comments relative to the letter from Mr. Frank. He said the only changes on the revised plans indicate that the house was moved approximately 7' to the east and a driveway that was accessing the lake trail was eliminated at the Town Council's request.

The Commission felt that the house being relocated on the lot was a significant change, and that the plans should have been submitted on a timely basis.

MOTION BY MR. MESSING TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B35-00 Renovation

Applicant: J.F. Brennan Properties
Address: 309 Garden Road
Architect: Ralph Cantin
Project Description: Renovation of exiting residence

This project was deferred from the April and May meetings and demolition was approved at the April meeting.

Note: The project description was changed from “demolition and new residence” to “renovation.”

The architect requested deferral to the July meeting.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B37-00 Addition *

Applicant: Laura Andre, Inc.
Address: 167 Seagate Road
Architect: Everett H. Jenner
Project Description: Add a second floor, adjust beam and plate heights where required.
The existing east portion of one-story remains in place.

This project was deferred from the April and May meetings.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B39-00 New Residence *

Applicant: Mr. And Mrs. James Woolems
Address: 264 Sanford Avenue
Architect: Thomas Kirchhoff
Project Description: New two-story residence.

This project was deferred from the April and May meetings and the demolition portion of the project was approved at the April meeting.

The architect requests deferral to the July meeting.

MOTION BY MR. MESSING TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B43-00 New Residence *

Applicant: Dan Swanson
Address: 1960 South Ocean Blvd.
Architect: Phoenix Architects
Project Description: two-story custom estate

This project was deferred from the May meeting.

There were no ex-parte communication disclosures regarding this project.

Architect Lynn McColl presented a model of the proposed project and a color rendering of the front elevation. Architect Michael Hickey assisted with the presentation and Landscape Architect Louis Flauhaus presented tentative landscape plans.

Mr. Bell asked that some one-story portions be placed on the front of the building which was not done and he felt that the rear elevation was too repetitive.

Dr. Rosenberg thanked the architect for the model as it gave a perspective and appreciation of the design and the talent of the project. He said that not only the renderings, but also the model supported the comments made by the Commission that the west elevation was repetitive and massive.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING WITH A REVISION OF THE WESTERN ELEVATION TO BREAK UP THE MASSIVENESS AND THE SAMENESS OF THE COLUMNS, TO LOOK AT THE POSSIBILITY OF ADDING SOME ONE-STORY ELEMENTS TO THE FRONT OF THE HOUSE AND NOT TO APPROVE THE LANDSCAPING, THAT THEY SHOULD COME BACK WITH THE PLANS OF THE HOUSE.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B44-00 Landscaping

Applicant: Davidson Hotel Company
Address: 2842 South Ocean Blvd.
Engineer: Don Arpin
Project Description: Landscaping

Note: the project description has changed from "Removal of elevated tennis courts and fencing" to "landscaping."

There were no ex-parte communications regarding this project.

Landscape Architect John Peacock said the project consists of tearing down the one-story parking garage and landscaping the existing parking area. The existing palmetto palms will be relocated on the site. Large green buttonwood trees will be spaced 20' apart along the property lines and some will also be planted near the garage. Additional landscaping will be added to the front of the property.

Mr. Moore stated that the amount of parking spaces cannot be reduced from what they now have.

Mr. Wheelock suggested planting some shade trees on the north side of the pool deck which would help to increase the canopy over some of the parking spaces.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B52-00 Landscape

Applicant: The Breakers
Address: One South County Road
Project Description: Golf course south border landscaping plan, west of South County Road.

This project was reviewed informally at the May meeting.

Mr. Schuler said he met with Mr. Brindell and discussed the project.

Attorney James Brindell said the Breakers hired Landscape Architect John Lang. They will meet with the neighbors when the landscape plans are drawn and try to come back for the July ARCOM meeting.

Cynthia Tilney, who resides at 259 Pendleton Avenue, said she spoke with Mr. Miller regarding the proposed location of the pin.

Mr. Bell said the pin location was changed by 30 degrees and is a definite improvement.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B53-00 Demolition

Applicant: Hugh C. Davis
Address: 210 Kenlyn Road
Architect: Smith Architectural Group
Project Description: Demolition of existing residence.

Architect Donald Kino presented photographs of the existing house and said that Mr. and Mrs. Davis own the house next door. A unity of title was filed which created a double lot. They plan to keep the swimming pool and landscape the rest of the lot.

MOTION BY MR. ADAMS TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B54-00 Demolition

Applicant: Estate of Pauline Hill
Address: 206 Dunbar Road
Project Description: Demolish entire single family structure

Attorney Ron Kolins said there were no important or redeeming characteristics to this house. There was no original architect indicated in the town's property file.

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

B55-00 Addition

Applicant: Hamlin Beattie
Address: 252 Kenlyn Road
Architect: Robert Bell
Project Description: Addition of new loggia.

Mr. Adams said he spoke with the property owner.

Mr. Robert Bell said the house is under construction and the old zoning rule applies to the proposed addition. Property owner Hamlin Beattie said the front entry was also revised.

Mr. Schuler said the front elevation should be brought back for review by the Commission.

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

B57-00 Storefront Remodel

Applicant: Altinia International
Address: 245 Worth Avenue
Architect: Pandula Architects
Project Description: Storefront remodel with new stucco moldings, new signage and new storefront glazing system.

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

Architect Eugene Pandula presented material samples of the trim and the lime stone that will be used on the building. He said the legal owner is Holbrook Reality and that Altinia International is the tenant. He agreed to bring the two coach lights back for approval by the Commission.

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

B58-00 Additions

Applicant: Linda Latham Beaty
Address: 271 Plantation Road
Architect: Giacomelli Architects, Inc.
Project Description: Additions and alterations to an existing one-story CBS residence. New swimming pool. Deduction of non-conforming service wing.

The architect requests deferral to the August meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

B59-00 Storefront

Applicant: Palm V Associates Limited
Address: 234 Worth Avenue
Architect: Island Design
Project Description: Expand Giorgio's front facade west to 234 Worth Avenue.
Expansion will match existing store front of Giorgio's of Palm Beach.

The attorney requests deferral to the July meeting.

MOTION BY MR. MESSING TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B60-00 Demolition and New Residence

Applicant: PDP Partnership
Address: 208 Bahama Lane
Architect: Smith & Moore Architects
Project Description: Demolition of existing residence and construction of a two-story residence.

No one was present to represent the project when it was called.

MOTION BY MR. BELL TO MOVE THIS PROJECT TO THE END OF THIS SECTION OF THE AGENDA.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

This project was called again after item #B64

Mr. Wideman, Mr. Bell and Mr. Adams said they met with the architect and reviewed the plans.

Architect Harold Smith and property owner Paul Wittmann presented the project. Mr. Smith said the existing home is in poor condition and the floor slopes approximately two inches from the front to rear of the house.

MOTION BY MR. MESSING TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith presented the surrounding neighborhood statistics and said the proposed new residence will have flanking one-story wings and a front loading garage. The driveway was designed so that landscaping will screen the garage doors from the street. The windows will have true divided lites and will be protected with aluminum operable shutters.

Bill Weeks, who resides at 210 Jamaica Lane, addressed the Commission and stated that the project was attractive but, was concerned with a two-story house proposed for this lot.

Wendy Victor questioned the amount of greenspace for this project.

Mr. Wideman felt the gable roof on the garage looked chopped off at the end.

Mr. Wittmann said the lot begs for a two-story house which would have a great view of the golf course.

Mr. Wheelock stated he lives on this street. The success of the other two-story homes is the landscape buffer and he had no objection to a two-story home on this street.

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

B61-00 Additions

Applicant: Harold and Lorraine Corrigan
Address: 534 Island Drive
Architect: Smith & Moore Architects
Project Description: One and two-story addition to an existing residence.

No one was present when this project was called.

**MOTION BY MR. BELL TO MOVE THIS PROJECT TO THE END OF THIS
SECTION OF THE AGENDA.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

This project was called again after item #B60-00

Mr. Wideman and Mr. Bell said they met with the architect and reviewed the plans.

Architects Harold Smith and Ted Song presented the project. Mr. Smith said the project

requires demolition of a cabana, a one-story kitchen wing and part of the garage. The addition will be 100 feet away from the street.

Mr. Bell thought the addition was out of character with the rest of the house.

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

B62-00 Addition

Applicant: Frank Pearl
Address: 1237 North Lake Way
Architect: SKA Architects
Project Description: Second story bathroom addition over foyer to be approximately 175 square feet. New pool, entry walk and second floor balcony.

Note: Accurate property ownership information has not been received as of 6/27/00.

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

**MOTION BY MR. BELL TO MOVE THIS PROJECT TO THE END OF THIS SECTION OF THE AGENDA.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

This project was called again after item #B63-00.

Mr. Frank said the owner's signature on the ARCOM application did not match the Town's property records. Mr. Seagraves provided an unrecorded deed and staff felt it was not accurate documentation.

After discussion it was agreed to hear the project which would be subject to the architect providing the proper ownership documentation.

**MOTION BY MR. BELL TO HEAR THE PROJECT PROVIDING THAT PROPER OWNERSHIP DOCUMENTS WILL BE SUPPLIED TO THE TOWN BEFORE PERMITTING WILL BE ISSUED.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

Architect Pat Seagraves presented the project. A balcony will be created by adding a railing across an existing flat roof section and changing the windows to french doors. A

hip roof will be added over the foyer giving the house more of an entry feature.

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

Mr. Seagraves stated that Mr. Frank Pearl purchased the property on May 9, 2000.

B63-00 Addition

Applicant: South Ocean El Bravo LLC
Address: 100 El Bravo Way
Architect: Smith & Moore Architects
Project Description: Changes to a previous approval; addition of a second floor bedroom and change of beam height at east elevation.

No one was present to represent the project when it was called.

**MOTION BY MR. WIDEMAN TO MOVE THIS PROJECT TO THE END OF
THIS SECTION OF THE AGENDA.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

This project was called again after item #B61-00

Mr. Strawbridge said he met with the developer. Mr. Bell said he met with the architect. Mr. Adams said he met with the architect and the developer.

Mr. Moore said the application has been before ARCOM and was approved in a different fashion than what is being proposed at this presentation. It was the subject of a variance request in front of the Town Council which received a deferral. The presentation last month was redesigned so that a variance was not required. There was some objection from the neighbor which had been solved and they returned to the Town Council under their deferral. The Council approved those requests for the variance. The original application is back before ARCOM even though they approved a different version of it. They are now asking for approval of the version that has received its variances from the Town Council.

Developer Bill Elias presented the project and said the only changes to the previously approved project are a modification to the roof line and two balconies will be added. Mr. Elias said that this proposal is exactly what was approved by the Town Council.

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

B64-00 Demolition and New Residence

Applicant: Ecclestone Signature Homes
Address: 137 Woodbridge Road
Architect: Smith & Moore Architects
Project Description: Demolition of an existing two-story residence and construction of a two-story Mediterranean style residence.

This project was called after item #B59-00.

The architect requests deferral to the July meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

B65-00 Additions

Applicant: Greencabb, Inc.
Address: 1676 South Ocean Boulevard
Architect: The Lawrence Group
Project Description: Addition of a stone entrance portico and foyer, cabana area and fenestration refinements.

Mr. Lawrence was not present when this project was called. Mr. Moore said the project requires a variance and recommended deferral.

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

Mr. Moore said Mr. Lawrence would like to present the front facade which is the portion of the project that does not require a variance.

**MOTION BY MR. BELL TO RECONSIDER THE PROJECT.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

This project was heard after item #B62-00

Architect Eugene Lawrence said they will remove the boxes for the roll down shutters. The east facade now has a cantilevered porch above the main entrance which will be replaced with a portico with four stone ionic columns. The simulated stone banding at the second floor level will be continued all of the way around the house.

MOTION BY MR. MESSING TO APPROVE THE PROJECT AS PRESENTED (EAST ELEVATION ONLY).

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

MR. MESSING YES

MR. WIDEMAN YES

MR. BELL NO

MR. ADAMS YES

DR. ROSENBERG YES

MR. HOFFMAN YES

MR. SCHULER NO

MOTION CARRIED 5-2.

MOTION BY MR. MESSING TO DEFER THE WEST AND NORTH ELEVATIONS TO THE JULY MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A26-00 Landscape & Hardscape

Applicant: Patrick and Lucille Guarini

Address: 248 Southland Road

Architect: David Keir

Project Description: Landscape and hardscape plan

This project was deferred from the May meeting.

Mr. Wheelock said he visited the site.

Attorney Joe Koepel addressed the Commission and introduced Landscape Architect David Keir. Mr. Koepel said the sideyard landscaped area will be less than originally

planned as the neighbor placed a wall five feet into his client's property. Once the issue is resolved, the wall will probably come down and that area will be landscaped.

Mr. Wheelock stated that the size of the plant material does not match what was indicated on the plans.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

The board and batten fence that had been constructed along the west property line was discussed and it decided that it should be added to the plans for review next month.

D. NEW BUSINESS - MINOR PROJECTS

A32-00 Project Approval Extension

Applicant:	Ruby S. Rinker
Address:	1840 South Ocean Boulevard
Architect:	Smith & Moore Architects
Project Description:	Time extension on a previously approved two-story addition and renovation.

This project was heard after project #B65-00.

Architect Harold Smith said that the original architect Michael Johnson has allowed Smith and Moore Architects to take over the project.

MOTION BY MR. WIDEMAN TO EXTEND THE PROJECT APPROVAL FOR SIX MONTHS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A33-00 Landscape & Hardscape

Applicant: Robert Garvy
Address: 200 Esplanade Way
Architect: Scott Brown
Project Description: Landscape & Hardscape

Mr. Wheelock said he visited the site.

Landscape Architect Scott Brown said the landscape terraces down the sloping property. A small fountain will be added to the court yard area. The free form pool area will have tropical landscaping material.

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

A34-00 Revisions

Applicant: Brent and Karen Finnegan
Address: 323 Eden Road
Architect: Tom Kirchhoff
Project Description: Delete a cantilevered porch at the rear of the house. Delete a window on the west elevation. Delete a window at the rear elevation above the garage. Move a window to the east elevation at the guest room above the garage (rear of home).

There were no ex-parte communication disclosures

Architect Thomas Kirchhoff said there are two minor revisions for which they seek approval. The first would be to remove the existing 4' projecting balcony and replace with just railings in front the french doors. The second revision would be to relocate a window and to remove some other windows.

The railings across the french doors were felt to be inappropriate without a balcony and the window on the east elevation should be at an equal distance from the french doors.

MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE CONDITION THAT THE ONE WINDOW THAT HAS BEEN MOVED, EITHER IS TOTALLY REMOVED OR REPLACED IN ITS ORIGINAL CONDITION ON THE REAR OF THE GARAGE.

MOTION DIED FOR A LACK OF A SECOND.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO RELOCATE THE WINDOW SO THAT IT IS AT THE SAME DISTANCE ON EITHER SIDE OF THE OPENING, AND AS FAR AS THE BALCONIES ARE CONCERNED, EITHER PUT IN A LEAST A 12" PROJECTION SO THAT THE EACH INDIVIDUAL BALCONY LOOKS LIKE A BALCONY, IF THEY MAKE IT FIXED, THEN CHANGE THE FRENCH DOORS TO WINDOWS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B35-00 Revisions

Applicant:	Robert and Evelyn Paltrow
Address:	1250 North Ocean Boulevard
Architect:	E. Abraben
Project Description:	Vestibule gate. Stucco window detailing. Service walkways. Cypress railings. Three foot CMU wall. Bicycle storage trash bin enclosures. Cypress gates. Clerestory windows above garage door.

The vice-president of Land Stewardship Company, Cliff Lessanger presented the project. The house was built in 1929 and has extensive termite and water damage. The windows that have no detailing will have the same surrounds as the other windows. The wrought iron railings will be replaced with cypresses railings. A wall enclosure will be built around the pool equipment. A storage for bicycles and trash will be built with a trellis feature. A new garage door will be added and a clerestory window above. A new cypress gate will be added at the pool area.

Project Architect Manny Abraben stated the house is being completely redone so that it will be the original house with all new components.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

A36-00 Revisions

Applicant: Douglas and Carolyn Ann Holder
Address: 256 Seaspray Avenue
Architect: E. Abraben
Project Description: Veranda with railing. Stucco window detailing. Roof overhang over service door. Decorative entry gate with wing walls.

Vice-president of Land Stewardship Company, Cliff Lessanger presented the project.

Mr. Bell felt that it was not necessary to embellish every window on the house.

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

ROLL CALL:

MR. BELL	YES
MR. WIDEMAN	YES
MR. ADAMS	NO
DR. ROSENBERG	NO
MR. HOFFMAN	NO
MR. MESSING	YES
MR. SCHULER	NO

MOTION FAILED 2-5.

**MOTION BY MR. ADAMS TO DEFER TO REEXAMINE SOME OF THE
WINDOW TREATMENTS AND RAILING DETAILS, AND COME BACK WITH
SOME ALTERNATIVES.**

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A37-00 Property Wall Revisions

Applicant: Robert and Christina Baker
Address: 766 Hi-Mount Road
Contractor: John G. Mitchell, Inc.
Project Description: Install a 30" X 32" flat black metal louver vent on the north face of the property site wall, raise a 7' section of the wall by 24".

The contractor requests removal from the agenda.

MOTION BY MR. ADAMS TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A38-00 Landscape

Applicant: Frank Dimmino
Address: 240 Via Las Brisas
Architect: Grant Thornbough
Project Description: Landscape plan

Landscape Contractor Joe Biaino presented the project. Mr. Biaino did not have colored drawings for his presentation.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JULY MEETING WITH THE CONDITION TO COME BACK WITH A COLORED SITE PLAN.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A39-00 Landscape

Applicant: Brent Finnegan
Address: 323 Eden Road
Architect: Newlands Design
Project Description: Landscape plans

Mr. Wheelock said he visited the site.

Ray Whal, working under the direction of the landscape architect, presented the project. He said there is a landmarked tree on the lot. Two magnolia trees will be planted on either side of the front door.

The Commission commented that the landscape plan was a good design and that the presentation was superb.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

A40-00 Pergola

Applicant: Mr. And Mrs. Robert Fromer
Address: 326 Via Linda
Architect: Jeff Blakely
Project Description: Review of a proposed pergola by garage entry

Landscape Architect Jeff Blakely stated that the existing cast stone columns at the garage will be repeated in front of the garage with a trellis element built across the top of the columns. The bougainvilleas growing across the trellis will be planted in clay containers.

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

A41-00 Landscape

Applicant: Lindemann Residence
Address: 60 Blossom Way
Architect: John Lang
Project Description: Landscape Plans

Landscape Architect John Lang presented digital photos of the property. He said that several specimen trees will be planted on the site as the owners want a jungle effect.

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

A42-00 Landscape & Hardscape

Applicant: Skip Gozzo
Address: 249 West Indies
Architect: John Lang
Project Description: New hardscape and landscape

Mr. Hoffman recused himself as he was the original architect for this project.

Landscape Architect John Lang said the Hardscape will be reclaimed brick. There will be an entry wall with gates.

A five minute break was called at this time to call Mr. Hoffman back to the meeting to clarify the ownership of the property.

Architect Lindley Hoffman addressed the commission and stated that Mr. McCann was the original purchaser of the property from Mrs. Devine who was the owner. He had the property under contract for purchase. A corporation was formed between Mr. McCann and Mr. Gozzo and the corporation was the eventual purchaser of the property.

Mr. Hoffman left the dias at this time.

Mr. Lang said he is asking for hardscape approval and the swimming pool location only at this time

Mr. Lang agreed to bring back the entry wall, entry gates and the landscaping for approval at a later date.

MOTION BY MR. BELL TO APPROVE THE HARDSCAPE AS PRESENTED INCLUDING THE LOCATION OF THE SWIMMING POOL.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A43-00 Hardscape Renovations

Applicant: Robert Fessler
Address: 318 Arabian Road
Architect: John Lang
Project Description: Hardscape Renovations to existing residence

Landscape Architect John Lang said the project involves revisions to the existing hardscape, additions of antique fountains and a 6' x 9' piece of building placed at the end of the motor court which will eventually be covered by vines.

Mr. Wheelock felt that "too much furniture" was being added to this property.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. MESSING.**

ROLL CALL:

MR. WIDEMAN	YES
MR. MESSING	YES
MR. BELL	YES
MR. ADAMS	NO
DR. ROSENBERG	YES
MR. HOFFMAN	NO
MR. SCHULER	YES

MOTION CARRIED 5-2.

A44-00 Hardscape & Landscape

Applicant:	Ecclestone Signature Homes
Address:	146 Gulfstream Road
Architect:	John Lang
Project Description:	Hardscape and landscape

Mr. Wheelock said he visited the site.

Landscape Architect John Lang said the house is visible from the street and they plan to heavily plant hedge material along the road. The site wall along the front of the property will be broken with wrought aluminum which will have bougainvilleas peaking through the wall. Mr. Lang presented a drawing which showed the trees at the planted height and said that when they mature, they will obscure the house from the street.

Mr. Wheelock said he did not like the paving material and he suggested adding some tall plant material either inside or outside the existing 4' high site wall to help screen the building facade which is very close to the road. Mr. Lang agreed to add plant material in the cut out area of the driveway

**MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPING WITH THE
PROVISION TO ADD PLANT MATERIAL AT THE FRONT SITE WALL AND
ALONG THE WEST PROPERTY LINE AND BRING BACK AN ALTERNATIVE
TO HARDSCAPE MATERIAL FOR APPROVAL.**

**AMENDED MOTION BY MR. WIDEMAN TO APPROVE THE LAYOUT OF
THE HARDSCAPE AND THE POOL LOCATION, TO BRING BACK A
REVISION OF THE LANDSCAPING AND SUGGESTIONS FOR OTHER**

**HARDSCAPE MATERIAL.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A45-00 Landscape

Applicant: John Breyo
Address: 140 and 160 Clarendon Avenue
Architect: John Lang
Project Description: New garden on vacant lot.

Mr. Wheelock said he visited the site.

Landscape Architect John Lang said the property was purchased with the intention of planting a garden next door to the owners existing home. They propose a 40' long trough with a fountain at the center. A 4' hedge will be planted across the middle of the lot with zoyza grass on one side and splendor grass on the other side.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.**

After further discussion Mr. Lang agreed to add a turn around at the end of the driveway.

**AMENDED MOTION BY MR. MESSING TO RECOMMEND A TURN AROUND
AT THE END OF THE DRIVEWAY TO CREATE A FOCAL POINT AT THE
ENDS OF THE WALKWAY, AND TO ADD A HEDGE ALONG THE SERVICE
DRIVEWAY.**

**MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

VII. OTHER BUSINESS

Mr. Frank discussed site lighting and suggested reviewing the City of Delray Beach's Ordinance pertaining to the amount of candle light that they allow. He said the Town of Palm Beach has no ordinance regulating the amount of site lighting. However, there is a State regulation which could be incorporated into our local regulation, which states that no light source should be visible off of the property.

**MOTION BY MR. BELL TO GIVE STAFF THE AUTHORITY TO
INVESTIGATE HOW WE COULD CHANGE OR AMEND THE ORDINANCE
TO INCORPORATE THE FOOT CANDLES AND FOLLOW THE STATE
REGULATIONS ON THE VISIBILITY OF LIGHTS.
MOTION SECONDED BY DR. ROSENBERG.**

MOTION CARRIED UNANIMOUSLY.

Mr. Wideman suggested listing all of the projects that have been requested to be deferred at the beginning of the agenda and to make one motion for deferral.

MOTION BY MR. MESSING TO NOT WEAR A TIE TO THE JULY, AUGUST AND SEPTEMBER MEETINGS.

MOTION SECONDED BY MR. WIDEMAN.

DR. ROSENBERG OPPOSED.

MOTION CARRIED 6-1.

VIII. ADJOURNMENT

The meeting was adjourned at 4:50 p.m.

The next meeting of the Architectural Review Commission will be held on July 26, 2000 beginning at 9:00 a.m.

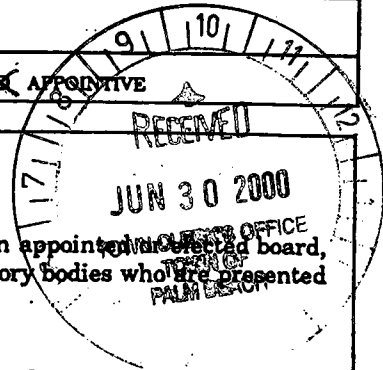
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME—FIRST NAME—MIDDLE NAME HOFFMAN LINDLEY MURRAY		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
MAILING ADDRESS 211 BERMUDA LANE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY PALM BEACH	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED JUNE 28, 2000		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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



INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, LINDLEY HOFFMAN, hereby disclose that on JUNE 28, ~~19~~ 2000

(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 JAMES McCANN & SKIP GOZZO, 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:

I AM THE ARCHITECT OF THE HOUSE, THE LANDSCAPE PLAN FOR WHICH CAME BEFORE THE ARCHITECTURAL COMMISSION OF WHICH I'M A MEMBER

June 29, 2000
Date Filed

Lindley M. Hoffman
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 IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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

LAST NAME—FIRST NAME—MIDDLE NAME OFFMAN LINDLEY MURRAY		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
ADDRESS 211 BERMUDA LANE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY PALM BEACH	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED JUNE 28, 2000		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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* * * * *

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* * * * *

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- ☒ inured to the special gain or loss of JAMES McCANN & SKIP GOZZO, by whom I am retained; or
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