

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY, MAY 27, 1998
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
Sally Gingras, Vice-Chairman
Laurel Baker, Member
Ethel Kinsella, Member
Lowry M. Bell Jr., Member
Robert Deziel, Member
Joanna Frost-Golino, Member (arrived at 9:02 a.m.)
Floyd Wideman, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Robert L. Moore, Director of Planning, Zoning & Building
Clay C. Booker, Attorney
Gretchen Dayton, Recording Secretary

ABSENT:

Marvin Rosenberg, Alternate Member
Eric Adams, Alternate Member

III. STAFF COMMENTS

Mr. Moore introduced Attorney Clay Brooker, Mr. Randolph's replacement for the meeting. Mr. Moore said that Mr. Randolph has allowed alternate members to participate during the meetings, but he wanted to remind them that they are to serve only in the absence of a regular member, and they are not to influence the outcome of an application. He said he will discuss this matter further with each of the alternate members at a later date.

Mr. Moore said that Mr. Frank will begin to review new major projects for architectural style beginning in July. If the project is not within the ARCOM Guidelines, Mr. Frank will ask the architect to bring the project into conformity as outlined in the Guidelines and the project will not be placed on the agenda. He said if the applicant decides to appeal the staff's decision, the project will be discussed at the beginning of the agenda and the Commission will decide if the project should be reviewed at that time. He said if the applicant is not satisfied with the Commission's decision they would have the right to appeal to the Town Council and subsequently to the Circuit Court.

MOTION BY MR. BELL TO ALLOW STAFF TO TURN AWAY APPLICATIONS BEGINNING IN JULY 1998, IF PROJECTS ARE NOT IN ACCORDANCE WITH THE ARCHITECTURAL GUIDELINES.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

APPROVAL OF THE MINUTES FROM THE APRIL 22, 1998 MEETING.

MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN OF PERSONS TESTIFYING

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

VI. PROJECT REVIEW

B21-98 New Commercial Building

Applicant: Worth Avenue Associates
Address: 137,139-151,152,155 Worth Avenue
Architect: The Lawrence Group Architects
Project Description: New three story Mediterranean style commercial building with two basement parking levels and a sidewalk arcade.

This project was deferred to the June 4, 1998 Town Council meeting.

Mrs. Baker declared a previous Conflict of Interest and left the dais at this time.

Chairman Schuler recommended scheduling a special meeting if this project is approved by the Town Council at their June meeting. He said it may take several hours to review this project.

After discussion it was agreed to schedule a special meeting for this project on June 23, 1998 if it is approved by the Town Council.

**MOTION BY MR. BELL TO HEAR ITEM #B21-98 ON JUNE 23, 1998 AT 9:00 A.M. AT A SPECIAL MEETING IF TOWN COUNCIL APPROVES THE PROJECT.
MOTION SECONDED BY MRS. KINSELLA.
A ROLL CALL REFLECTED A UNANIMOUS VOTE.**

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B22-98 New Residence

Applicant: Clarendon Estate
Address: 120 Clarendon Avenue
Architect: Smith & Moore Architects
Project Description: New two story Mediterranean revival residence.

This project was deferred from the April meeting.

Mr. Bell, Mrs. Frost-Golino, Mrs. Baker and Mr. Schuler said that they met with the architect.

Architect Harold Smith and Jon Moore presented the project. Mr. Smith said they moved the tower element over at the front of the house. He said they created some indentations in the facade and reduced the dimension from the front to the back of the house to bring the ridge line down. He said

a higher gable type entry element was created and the cypress wood outlookers were changed to stone. Mr. Smith said the house was reduced 300 square feet, making it 11,881 total square feet and the second floor tie beam height was lowered to 23'9".

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B23-98 Sidewalk Arcade

Applicant: Worth Avenue Associates
Address: 150 Worth Avenue
Architect: The Lawrence Group Architects
Project Description: A new sidewalk arcade at the existing Esplanade building.

This project was deferred from the April meeting.

Mrs. Baker declared a previous Conflict of Interest and left the dais during the presentation.

Architect Eugene Lawrence presented the project. He said that a new entry element from the street creates a break in the colonnade. He presented photographs of buildings with stone work similar to the proposed project. He said that fenestration was added to the second floor.

It was felt that the massing was an improvement from the last presentation. The height of the arch at the main entrance was discussed and some of the Commission Members felt it may be too high. Mr. Lawrence said that with a frieze element breaking up the arches, it will not read two stories. The second floor arches on the east end of the building were discussed. It was suggested to use a simple colonnade section to further break up the mass of the building or eliminate the stone work around the arches and use stucco in this area. It was suggested to make the openings on either side of the two story arch more decorative. It was stated that this project is ½ of a block long and it may look repetitive compared to the rest of the avenue with the smaller individual store fronts. The parking garage and Sack's Fifth Avenue building were discussed and it was felt that they should eventually be tied in with the rest of the project.

Mr. Lawrence said the hurricane rated windows will have metal applied muntins and metal frames. He said they will use windows with true divided lites if they can find them with a hurricane rating, but at the second floor height, it won't make a lot of difference.

Mr. Lawrence was asked to come back with an overlay drawing at the end of the meeting to reflect the changes that were suggested.

The windows were again discussed and Mr. Moore said he believed that Tishler makes a hurricane

rated window with true divided lites. Mr. Lawrance said they will use this type of window in the project.

The parking garage was discussed and it was felt that it could be tied in with the project by adding some type of surface treatment.

MOTION BY MRS. KINSELLA TO REHEAR ITEM #B23-98AT THE END OF THE MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

This item was heard again after the consent agenda.

Mrs. Baker recused herself from the discussion and left the dais.

Mr. Lawrence presented an overlay drawing of the arches with the stone work removed and stucco applied to the surface around them. He said they were not ready to present changes to the garage section, but they are considering an application for approval at a later date. Mr. Don Jones addressed the Commission and said that he is in charge of construction for the Goodman Company.

He suggested meeting with individual Commission Members regarding the parking garage. Mr. Lawrence said they propose to use windows with true divided lites on the outer arcade section only. He said the interior section will have plate glass and aluminum door frames painted to look like mahogany as they will be 10' away from the street.

Mr. Deziel said he felt that the second story arches on the east side of the project were not traditional Mediterranean architecture due to the radius of the arch. He said this is our world renown street and it is an important piece of real estate in town and it should be taken back and restudied. The arches were discussed and more suggestions were made for this section of the building.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO RESTUDY THE SECOND FLOOR, EAST END OF BUILDING ARCHES AND BALCONY RAILINGS.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED

B25-98 Addition

Applicant: William M. Matthews
Address: 380 North Lake Way
Architect: Glen P. Harris
Project Description: Addition of second floor over existing one story north wing.

This project was deferred from the April meeting.

Staff recommends deferral as the project is scheduled to be heard at the June Town Council meeting.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B26-98 New Residence

Applicant: Boston Homes
Address: 711 Hi-Mount Road
Architect: Bob Snow
Project Description: New residence.

This project was deferred from the April meeting.

Mrs. Frost-Golino, Mr. Schuler and Mrs. Baker said they spoke with Mr. Calderone regarding this project.

Mr. Dom Calderone representing Boston Homes presented the project and the architect of record Mr. Bob Snow was present to answer questions. Mr. Calderone passed out CCR calculation sheets to the Commission and said the total square footage of the house is 8,106 and the CCR is 3.72. He said the house fits the neighborhood according to the calculations. He said the house will be hidden by an existing large ficus hedge around the property. He said the proposed house colors will be an off-white building, buff color stone work, green shutters and a white flat cement tile roof. He said that operable colonial shutters and double-hung windows with true divided lites will be used. The window above the front door and the blank wall on the front elevation were discussed. Mr. Calderone said the front elevation was changed. He said a mahogany paneled door replaced a decorative front door and a decorative window at the second floor level was removed. He said they are willing to record a deed restriction to keep the hedge which will screen the house. Mr. Calderone said the style of the house is Bermuda and Colonial Revival. He said he based the style on the fact it has a 6/12 pitch roof and double-hung windows, french windows, quoins and Colonial shutters. Mr. Calderone said the drawings have changed after meeting with some of the Commissioners.

Mr. Frank said the plans had notes stating that the landscape and hardscape, the entry walls and gates, the pool and pool deck are not part of the contract.

Architect Bob Snow said that he was not the designer for this project.

The Commission comments are as follows:

The house is big, on a corner lot and does not stand out architecturally.

It is too massive even though it fit in with the CCR and FAR.

The project needs a total redesign.

The house should have to be covered up with a hedge and have to have a deed restriction recorded.

Change the house to a formal and traditional design.

The British Colonial style is very symmetrical and very ordered, and the proposed project has a great deal of mass and great deal of disorder.

The basic design of the project does not reflect the proposed architectural style.

The design needs to respond to Ridgeview Road whether there is a hedge or not.

The front elevation is boring

The eve molding is way out of scale and the depth should be cut at least by 1/2.

The house needs more fenestration and more interest rather than a large hedge to hide it.

The landscape design could be more interesting.

Mr. Bell and Mrs. Frost-Golino said they felt the project should be denied. Mrs. Frost-Golino said she felt that they should not come back with a design similar to this presentation. She felt the Commission should send a very clear message.

MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE JUNE MEETING FOR RESTUDY.

MOTION SECONDED BY MRS. GINGRAS.

ROLL CALL:

MRS. BAKER	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MR. BELL	NO
MR. DEZIEL	YES
MRS. FROST-GOLINO	NO
MR. SCHULER	YES

MOTION CARRIED 5-2.

B27-98 New Two-Story Residence

Applicant: Mort Brous
Address: 150 Brazilian Avenue
Architect: Lee Kvarnberg
Project Description: New two-story residence.

This project was deferred from the April meeting.

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

Architect Lee Kvarnberg presented the project. He said the project is a two-story Mediterranean style. He said the neighborhood has older homes and he felt it will fit the neighborhood with a CCR of 3.9. He said the garage is side loading, the house will be stucco and it will have a full barrel tile roofing material. He said the house will have Marvin windows with true divided lites and removable panels will be used to protect the windows. He said there will be a stone balcony above the front door. He said that an existing hedge on the property will remain.

It was felt that flutes on the chimney could be restudied and the hip roof on the east side should be done in a more traditional way. It was stated that the project fits nicely on the street. The garage location was discussed and Mr. Kvarnberg said that if the garage were located in the rear of the property the hardscape would be increased considerably. Mrs. Baker felt that the project was attractive. However, she felt the floor plan could be improved, the garage located away from the street and the tower element had no detail. Mr. Deziel agreed that the tower was out of proportion, possibly due to the code requiring it to be that size, but it should not be carried over to the elevation.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO CORRECT THE EAST ELEVATION HIP ROOF AND CHECKING ON THE FIREPLACE FLUTES.

MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

MRS. KINSELLA	YES
MR. BELL	YES
MRS. GINGRAS	YES
MRS. BAKER	NO
MR. DEZIEL	YES
MRS. FROST-GOLINO	YES
MRS. SCHULER	YES.

MOTION CARRIED 6-1.

B28-98 New Residence

Applicant: Adolfo Holtschlag
Address: 2269 Ibis Isle Road West
Architect: Scott Blakeslee Disher
Project Description: New two-story single family residence.

This project was deferred from the April meeting.

Project Manager Paul Robb introduced Architect Dave Swarell. Mr. Robb said that the project was redesigned and reduced in size. He said the house is a Bermuda style with a yellow stucco building, white flat concrete tile roof, and white trim. He said that the shutters will be operable. Mr. Robb said that the house is larger than the others because of an outdoor covered patio area.

The Commission commented that the project was unexciting and it was suggested to add wings with a central entry. It was felt the house was very rectangular and they were not taking advantage of being in Florida. Mr. Robb said they are trying to design something that is acceptable and still get the most for their money and square footage. It was noted that only one facade had quoins, Mr. Robb agreed to add them to the rest of the house. It was also determined that the roof was drawn incorrectly and it was suggested to raise the pitch and lower the hip which would better match the style. The balcony on the second floor was felt to be confusing and the combination of french doors with double-hung windows had an uncomfortable look to it. Mr. Robb was asked to bring the revised landscape and hardscape plans to the next meeting. It was suggested that the owner drive around town and look at the traditional architecture.

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B31-98 Addition

Applicant: Mr. and Mrs. Peter Debus
Address: 255 Angler Avenue
Architect: SKA Architect & Planner
Project Description: Second floor addition to a one story home.

This project was deferred from the April meeting.

Mrs. Kinsella said that she spoke with a neighbor regarding the project and the neighbor thought the application had been withdrawn. It was stated that the project had not been formally withdrawn and remained on the agenda.

Architect Pat Seagraves passed out calculation sheets and said the addition is about 700 s.f. He said the house looks like a cottage with wood shingle siding and a concrete tile roof. The addition will create a master bedroom and bathroom which will be added directly above the main house with a balcony above the front door.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED
MOTION DIED FOR THE LACK OF A SECOND.**

Some of the Commissioner's felt that the addition looks thrown on top of the main house and they suggested other locations for the addition. It was felt that the hip roofs should match the existing house. The Commission was not opposed to a two-story house, but they felt the addition needs to be better thought out. and by keeping some of the traditional elements.

Mr. Seagraves felt this was the best location for the addition as the landscaping, the brick walkways and the patio would not be disturbed.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B32-98 New Residence

Applicant: Jeffrey Fisher
Address: 146 Seminole Avenue
Architect: SKA Architect & Planner
Project Description: New two-story Mediterranean style home.

This project was deferred from the April meeting.

Mrs. Gingras and Mrs. Frost-Golino said they spoke with the architect regarding the project.

Architect Pat Seagraves said the house is a Mediterranean style with a motor court focusing on the front. He said there is a solid hedge along the front of the property and the owner may want a property wall in the future, which will be brought back for approval. He said there will be two balconies the north elevation.

Mr. Frank read a letter from Elmer and Geraldine Putsch who live at 151 Root Trail objecting to the rear yard set back of the house.

It was felt that there was no real change from last month's presentation and there was concern regarding the front loading garage. It was stated that the average CCR for the houses on either side are 3.0 and the proposed project is at 4.3. It was determined that the floor plans did not match the

elevation drawings.

Mr. Seagraves presented three alternative drawings of the North elevation.

Mr. Frank said that one of the balconies does not meet the front yard set-back requirement and other dimensions were omitted on the plans. Therefore, staff could not verify that the project meets with the zoning code.

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MR. DEZIEL.**

ROLL CALL:

MRS. BAKER	YES
MR. DEZIEL	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MR. BELL	YES
MRS. FROST-GOLINO	NO
MR. SCHULER	YES

MOTION CARRIED 6-1.

Discussion took place regarding the size of the proposed project the previously approved house is approximately the same size. Mr. Brooker said the Commission can reconsider size on a new application. The Commission preferred the new project, but felt it was too large.

B. NEW BUSINESS - MAJOR PROJECTS

B33-98 ATM

Applicant:	Wachovia Bank
Address:	180 Royal Palm Way
Architect:	Glace and Company
Project Description:	Install a walk-up ATM unit

This project was deferred to the June Town Council meeting.

Daryl McCann with Cotleur & Hearing said they are the landscape architects on the project and they are somewhat managing the different ATM machines for the bank. He said the proposed walk up ATM is on the west side of the building facing South County Road. He said that four new pole lights will be added around the ATM machine to meet the State's standards

The Commission felt the location of the ATM machine would create a problem with parking. It was felt that the south side of the bank building would be a better location for the machine. It was stated that the parking lot on the south side of the bank is leased to a restaurant in the evening.

Mr. McCann said the lamp posts are the same that the town uses and the light fixture will have "King Illuminate" globes. Mr. Frank wanted the Commission to be aware if the proposed ATM machine location is approved, there will be two additional lamp posts increasing the level of lighting at the corner of Royal Palm Way and South County Road.

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B34-98 ATM& Street Lights

Applicant: Wachovia Bank
Address: 285 Sunrise Avenue
Architect: Glace and Company
Project Description: Install a drive-up ATM unit and lighting improvements.

This project was deferred to the June Town Council meeting as it needs a Special Exception.

**MOTION BY MRS. KINSELLA TO DEFER TO THE JUNE MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B35-98 Addition

Applicant: Mr. and Mrs. Richard Power
Address: 125 Via Del Lago
Architect: Smith Architectural Group
Project Description: Addition of a second story above two existing wings on the west side of the residence

Mr. Deziel declared a Conflict of Interest regarding this project and left the dais during the presentation.

Architect Don Kino presented the project and said that the second story addition will be above an existing one story portion. Architect Jeff Smith addressed the Commission and said that a variance was granted for set back and height as it will have a basement and two floors.

Some of the Commission Members felt that the addition, at its proposed location, was not an

enhancement to the existing house.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JUNE MEETING TO
RESTDY THE LOCATION OF THE ADDITION.**

MOTION SECONDED BY MR. WIDEMAN.

Mr. Moore said the applicant does have a variance from the Town Council for a point of measurement to enable them to add the second floor addition, but ARCOM has jurisdiction as to how it will look. He said the Commission can only defer the project for the architectural appropriateness rather than the variance he received.

Mr. Smith suggested to come back with pictures to give Commission a better idea of what the existing house looks like.

**SUBSTITUTE MOTION BY MRS. FROST-GOLINO TO DEFER THE PROJECT TO THE
END OF THE MEETING.**

MOTION BY MRS. KINSELLA.

ROLL CALL:

MRS. FROST-GOLINO	YES
MRS. KINSELLA	YES
MRS. GINGRAS	NO
MRS. BAKER	YES
MR. BELL	NO
MR. WIDEMAN	NO
MR. SCHULER	YES

MOTION CARRIED 4-3.

This project was heard again at the end of the agenda.

Mr. Deziel left the dais during the discussion of this project.

Architect Jeff Smith presented a video of the street and the existing house. He said there are two additions proposed, but only one is under ARCOM's jurisdiction. He presented three different drawings showing fenestration alternatives and balcony changes.

Some of the Commission again preferred to keep the house one story. The sizes of the windows were discussed and fenestration suggestions were made at this time.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED AND TO COME BACK FOR APPROVAL IF THEY DECIDE TO CHANGE THE WINDOWS.
MOTION SECONDED BY MRS. KINSELLA.**

ROLL CALL:

MRS. BAKER	YES
MRS. KINSELLA	YES
MRS. GINGRAS	NO
MR. BELL	NO
MRS. FROST-GOLINO	YES
MR. WIDEMAN	NO
MR. SCHULER	YES

MOTION CARRIED 4-3.

B36-98 Demolition

Applicant:	Dormur Realty
Address:	231 Seminole Avenue
Attorney:	Ronald K. Kolins
Project Description:	Demolition of all structures

After discussion it was agreed to review project #B37-98 along with this project.

Attorney Ron Kolins presented photographs of the existing buildings on the two lots and said they are virtually shacks. He said that the purchaser of the property is proposing a three unit building which will need a variance, if it is not granted, they will design a two unit building. He said the two lots together total 17,700 s.f. and he said that the units in the new building will be under 5,000 s.f.

Mrs. Frost-Golino wanted the record to indicate the size of the existing buildings.

**MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION OF ALL STRUCTURES ON BOTH LOTS WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOTS WITHIN 90 DAYS IF CONSTRUCTION HAS NOT COMMENCED WITHIN THAT TIME AND GIVE STAFF SQUARE FOOTAGE INFORMATION FOR EACH BUILDING.
MOTION SECONDED BY MRS. FROST-GOLINO
MOTION CARRIED UNANIMOUSLY.**

Note for the record: The Palm Beach County property records indicate the existing building at 231 Seminole Avenue is a total of 1,758 s.f. and the existing building located 235 Seminole Avenue is a total of 1,846 s.f. (a copy of the building cards are attached to these minutes)

B37-98 Demolition

Applicant: Lorraine R. Rattinger
Address: 235 Seminole Avenue
Attorney: Ronald K. Kolins
Project Description: Demolition of all structures

(See the above for discussion and approval regarding this project.)

B38-98 Demolition

Applicant: Kean Investments
Address: 227 Miraflores Drive
Project Description: Demolition of existing residence

Architect Harold Smith presented the project. He said the house was built in 1950 by F.W. Kessler Architects. He said the floor area of the existing house is 3,224 s.f. He said the new house will be approximately 4,400 s.f. Mr. Smith presented the preliminary plans and said the replacement house will be a Bermuda style and it will have a CCR of 4 or below.

Mrs. Baker said she was opposed to the project because the file indicated that a real estate deal was contingent upon the project approval.

**MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY MRS. KINSELLA.**

ROLL CALL:

MR. DEZIEL	YES
MRS. KINSELLA	YES
MRS. GINGRAS	YES
MRS. BAKER	NO
MR. BELL	YES
MRS. FROST-GOLINO	YES
MR. SCHULER	YES

MOTION CARRIED 6-1.

B39-98 Addition

Applicant: Mr. and Mrs. Edwin Sidman
Address: 1 Sloans Curve Drive
Architect: The Pandula Architects
Project Description: A 300 s.f. breakfast room addition and a 380 s.f. trellis walkway

Mr. Frank said the owner has withdrawn his request for project approval as the project would require a variance.

**MOTION BY MRS. KINSELLA TO REMOVE THE ITEM FROM THE AGENDA.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B40-98 Addition

Applicant: Mr. and Mr. Lloyd George
Address: 346 Crescent Drive
Architect: SKA Architect & Planner
Project Description: Remodeling of a pool cabana and a one-story addition to the rear of the existing house.

Architect Jackie Albarran presented a site plan and the elevation drawings for the portion of the house which will be seen from the street. She said that partial demolition of the house to the west was approved last month which will become the pool cabana. She said the quoins, shutters and other small details will be removed so that the two houses will match. She said all of the awning windows will be replaced with casement windows. She said that only a small portion of the addition will be seen from the street.

**MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. FROST-GOLINO.**

**AMENDED MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH THE
PROVISION TO BRING BACK THE REST OF THE ELEVATION DRAWINGS FOR
APPROVAL.
MOTION SECONDED BY MRS. FROST-GOLINO.
MOTION CARRIED UNANIMOUSLY.**

B41-98 Addition

Applicant: Mr. and Mrs. Ronald Fraser
Address: 205 Colonial Lane
Architect: SKA Architect & Planner
Project Description: A one-story addition to an existing one-story residence.

Architect Jackie Albarran presented a site plan and said that a curb cut will be removed from one of the driveways and the hedge will be extended to create a private side yard.

Mr. Moore said the project has been to the Town Council for site plan approval.

MOTION BY MRS. GINGRAS TO APPROVE AS PRESENTED.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A12-98 Property Walls

Applicant: Skip Gozzo
Address: 127 Ocean View Road
Architect: Lang Design Group
Project Description: Entry wall and garden wall

This project was deferred from the March and April meetings.

No one was present to present the project.

MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE JUNE MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A17-98 Property Wall

Applicant: Sydell Miller
Address: 1415 South Ocean Boulevard
Architect: Smith Architectural Group
Project Description: New west property site wall

This project was deferred from the March and April meetings.

The architect requested deferral of this project.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

A21-98 Railing

Applicant: 300 South Ocean Blvd. Apartments, Inc.
Address: 300 South Ocean Blvd.
Engineer: Tim Marshall
Project Description: Replace existing concrete railing with aluminum railing.

This project was deferred from the March and April meetings.

Mr. Schuler and Mrs. Baker said they spoke with Mr. McLendon regarding this project. Engineer Tim Marshall said he was representing the condo association and introduced Architect Eugene Lawrence. Mr. Lawrence made the presentation and said the aluminum railing will match the color of the existing precast railing. He said the replacement railing will conform to the new building codes.

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

D. NEW BUSINESS - MINOR PROJECTS

A22-98 Landscape

Applicant: Brazilian Avenue Villas
Address: 228/230 Brazilian Avenue
Architect: Steven Dauber
Project Description: Landscape plan

Landscape Architect Steven Dauber presented the project. He said this project is the other halve of a town house project which has been completed. Mr. Dauber said that Mr. Elias agreed, at a previous meeting, to plant trees along the side of the building to screen the skylight from the street. He said he submitted the irrigation plan, as outlined in the ARCOM submission requirements, the day before the meeting.

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

A23-98 Landscaping

Applicant: Mr. and Mrs. Arthur Loring
Address: 209 Via Tortuga
Architect: Green Giant Landscaping
Project Description: Landscaping and irrigation plans

No one was present to represent the project.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE END OF THIS SECTION OF THE AGENDA.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

This project was heard after Item #A25-98.

Monique Gato with Green Giant Landscaping presented the project. She said there are existing ficus trees, cocoanut trees, a sable palm and a tulip tree on the lot. She said that a 5' high silver buttonwood hedge will be planted along the front property line which will grow into the fence.

The fence was discussed and it was felt it should come back for approval. The hardscape was discussed at the front yard setback area and it was felt that there was a lot of hardscape even though it was within the code requirements.

Motion BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE EXCEPTION OF THE FENCE.

MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

MR. DEZIEL	YES
MRS. KINSELLA	YES
MRS. GINGRAS	YES
MRS. BAKER	YES
MR. BELL	NO
MRS. FROST-GOLINO	YES
MR. SCHULER	YES

MOTION CARRIED 6-1.

A24-98 Revisions

Applicant: Mr. Ken Hall
Address: 280 List Road
Architect: Steven Bruh
Project Description: Revise front entry, add a lanai, revise the fenestration and change the color from yellow to beige.

Architect Steven Bruh presented the project. He said decorative elements will be added to the house and fenestration changes will be made. He said that a roof will replace an awning to create a covered patio.

It was felt that the balustrade was heavy looking and that the windows on the front elevation could be smaller to bring more attention to the entry.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO REDUCE THE SIZE/WIDTH OF THE WINDOWS ON THE FRONT ELEVATION, MAKE THE QUOINS 12" X 18", REPLACE THE BALUSTRADE ON THE SOUTH ELEVATION WITH A METAL RAILING.

MOTION SECONDED BY MRS. GINGRAS.

MR. BELL	YES
MRS. GINGRAS	YES
MRS. BAKER	NO
MRS. KINSELLA	YES
MR. DEZIEL	YES
MRS. FROST-GOLINO	YES
MR. SCHULER	YES

MOTION CARRIED 6-1.

Mr. Bruh was asked to paint the metal railing the same color as the house.

A25-98 Sign

Applicant: Jean Cherny
Address: 296 South County Road
Contractor: Kauff's Signs
Project Description: Signage

Chairman Schuler passed the gavel to Vice-Chairman Gingras.

Mr. Frank said the sign went up without a permit. He said the shop next door had a sign by the same company and that an owner/builder permit was pulled.

Property Manager Mr. Bob Rhoads was sworn in at this time. He said he told Mrs. Cherney to contact the sign company that installed the sign next door. He said he has always called the contractor and they get the permit.

Mrs. Cherny presented photo of the existing sign to the Commission.

Mr. Frank said the sign meets the code, but generally not a lot of verbiage is allowed on signs. The sign reads, Shorwood Gallery, Palm Beach, Jean Cherny proprietor, fine furnishings.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE "PALM BEACH" AND "JEAN CHERNY PROPRIETOR."

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Vice-Chairman Gingras passed the gavel back to Chairman Schuler.

VII. CONSENT AGENDA

1. 240 West Indies / Sobell / Bell / extension of front entry, new windows, cement tile roof, etc.
2. 210 El Vedado Road / Zimmerman / Smith & Moore / second floor addition (cannot be seen from the street)
3. 735 North Lake Way / Raese / SKA Architect / new flat deck and railing

MOTION BY MRS. KINSELLA TO APPROVE THE CONSENT AGENDA

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

VIII. OTHER BUSINESS

There was no other business to be heard at this time.

IX. ADJOURNMENT

MOTION BY MRS. BAKER TO ADJOURN THE MEETING AT 4:55 P.M.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

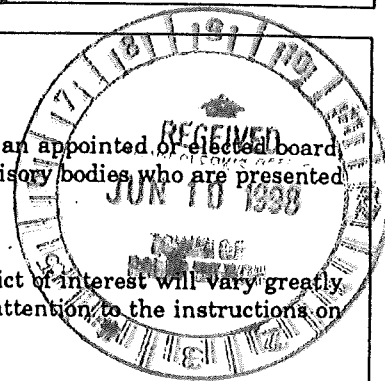
535478 Deziel

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME—FIRST NAME—MIDDLE NAME DEZIEL ROBERT EDWARD	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM
MAILING ADDRESS 234 Sunset County Rd.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY Town
CITY PAUM BEACH COUNTY PAUM BEACH	NAME OF POLITICAL SUBDIVISION: Town of PAUM BEACH
DATE ON WHICH VOTE OCCURRED 5-27-98	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, ROBERT DEZIEL, hereby disclose that on May 27, 19 98:

(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 Mr. and Mrs. Richard Power, 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:

Mr. and Mrs. Richard Power are clients of my law firm.

5-27-98
Date Filed

Robert Deziel
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.

B35-98

POWER

2070

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

ST NAME—FIRST NAME—MIDDLE NAME DEZIEL ROBERT EDWARDS		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARL COM	
MAILING ADDRESS 239 South County Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: TOWN	
CITY Palm BEACH	COUNTY Palm BEACH	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 5.27.98		NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
		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.

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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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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ROBERT E. DEZIEL, hereby disclose that on May 27, 19 98:

(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 Mr. and Mrs. Richard Power, 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:

Mr. and Mrs. Richard Power are clients of my law firm.

6-5-98
Date Filed

Robert Deziel
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.

B-3568 *Deziel*

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

LAST NAME—FIRST NAME—MIDDLE NAME DEZIEL ROBERT EDWARD		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE... ARCOM
MAILING ADDRESS 234 Sunset County Rd.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: Town
CITY Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 5-27-98		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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* * * * *

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* * * * *

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5-27-98

Date Filed

Robert Dezier

Signature

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