

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION WORKSHOP MEETING

WEDNESDAY, APRIL 24, 1996

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

The meeting was called to order at 8:08 a.m.

II. ROLL CALL

PRESENT: Leighton A. Rosenthal, Chairman
Laurel Baker, Vice Chairman
Bruce Helander, Member
Ethel Kinsella, Member
Sally Gingras, Member
John H. Schuler, Member
Lowry M. Bell Jr., Member
Robert E. Deziel, Alternate Member
Marvin Rosenberg, Alternate Member
Floyd Wideman, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

RECORDING SECRETARY: Gretchen Dayton

III. DISCUSSION

DESIGN GUIDELINES

MOTION BY MR. SCHULER TO MAKE PART OF THE ARCOM APPLICATION PACKAGE THE GUIDELINES DEVELOPED BY JOANNA FROST-GALINO.

MOTION SECONDED BY MR. BELL WITH THE UNDERSTANDING THE GUIDELINES WILL BE UPDATED.

MOTION CARRIED UNANIMOUSLY.

Mr. Bell asked to adopt the Mediterranean portion of the Gulf Stream's Design guidelines. The same format of Gulf Stream's design guideline manual will be used in the guidelines for Palm Beach.

Mr. Moore suggested starting with one of our own set of guidelines that were developed specifically for the Town of Palm Beach and then look at Gulf Stream's guidelines one section at each workshop meeting. An outside consultant would have to be hired to review the final design guideline manual as staff is considered experts only to a certain level.

TWO ARCOM MEETINGS EACH MONTH AND STAFF APPROVAL OF MINOR PROJECTS

MOTION BY MR. BELL TO RECOMMEND TO TOWN COUNCIL NOT TO HAVE TWO ARCOM MEETINGS EACH MONTH.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore stated the reason for the suggestion of two meetings per month was a minor project that took three months review and then it was denied. He recommended that the staff make the decisions for minor projects. If staff will not approve the project, the owner will then be able to appeal to ARCOM.

It was decided to have staff approve minor projects such as awnings, signs, fenestration changes and small utility buildings.

AMENDED MOTION BY MR. BELL TO AVOID TWO ARCOM MEETINGS EACH MONTH, HAVE STAFF APPROVE MINOR PROJECTS, IF STAFF FEELS THE PROJECT HAS A CONFLICT OF THE DESIGN CRITERIA, IT WILL THEN BE SCHEDULED FOR ARCOM APPROVAL.

MR. BELL FURTHER STATED THAT SOME OF THESE DEFERRALS WERE NOT CAUSED BY ARCOM. THERE HAVE BEEN THREE AND FOUR MONTH DELAYS BY THE ARCHITECT OR OWNER NOT ATTENDING THE MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

GENERAL DISCUSSION

Mr. Bell stated that detailed plans submitted by architect seem to be criticized more so than drawings with no details.

Mr. Deziel said applicants sometimes have selective memories as to the design changes discussed at the previous meeting.

The Commission decided if they feel a project need to be completely redesigned, to tell the presenter rather than go into the details and redesign the project at the meeting. It was decided to tell the presenter to redesign the project rather than spending time with details at the meeting.

Mr. Moore said if an architect has a zoning problem with a project staff will advise the architect to correct the problem. If ARCOM would like staff to also advise architect's of design problems and give direction to the type of architecture acceptable in the Town of Palm Beach, they would be willing to do so.

MOTION BY MR. BELL TO ALLOW STAFF TO REJECT PROJECTS WHICH ARE EXTREMELY OUTSIDE THE DESIGN GUIDELINES.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

ORDER OF AGENDA, NEW AND DEFERRED PROJECTS

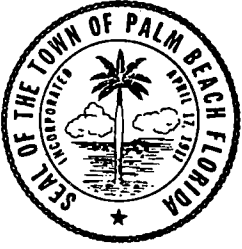
It was decided to hear the deferred project first.

IV. ADJOURNMENT

MOTION BY MR. SCHULER TO ADJOURN THE MEETING AT 9:10 A.M.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION REGULAR MEETING
IMMEDIATELY FOLLOWING THE WORKSHOP MEETING
WEDNESDAY, APRIL 24, 1996
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 9:15 a.m. by Chairman Rosenthal.

II. APPROVAL OF THE MINUTES FROM THE MARCH 27, 1996 WORKSHOP MEETING AND THE MINUTES FROM THE MARCH 27, 1996 REGULAR MEETING

Mrs. Baker asked that the March 27, 1996 Minutes reflect that she did have an ex-parte communication regarding item #B22-96.

MOTION BY MRS. BAKER TO APPROVE THE MINUTES FROM THE MARCH 27, 1996 REGULAR MEETING AND THE MINUTES FROM THE MARCH 27, 1996 WORKSHOP MEETING.

THE MOTION WAS NOT SECONDED. THEREFORE, THE MINUTES WERE NOT APPROVED.

III. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B6-96 Enclose Courtyard, New Loggia and Tennis Pavilion

Applicant: Mr. and Mrs. Paul Van Der Grift
Address: 1300 North Ocean Way
Architect: The Pandula Architects
Project Description: Enclose courtyard with connecting walkway, new loggia and new tennis pavilion.

Staff recommends deferral as the project requires a special exception and site plan review by the Town Council prior to ARCOM approval.

The architect requested deferral of this project to the May meeting.

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

B11-96 New Storefront

Applicant: Revillion, Inc.
Address: 224-A Worth Avenue
Architect: The Lawrence Group Architects
Project Description: Re-study of the front doors and the screening of the equipment on the roof.

This project was deferred from the February and March meetings.

Architects Jim Lucas and Eugene Lawrence presented the project. The doors were changed to have one swing in and the other swing in and out.

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

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION DIED FOR THE LACK OF A SECOND.**

It was agreed to change the "V" shape of the storefront by using a straight panel of clear glass with two doors in the middle.

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT USING A STRAIGHT
PANEL OF GLASS AT THE SIX FOOT POINT OF THE INWARD ANGLE AND TWO**

**DOORS IN THE MIDDLE OF THE STOREFRONT.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B12-96 New Duplex

Applicant: Seminole Estates, Inc.
Address: 253 Seminole Avenue
Architect: Donald H. Lang
Project Description: New two family dwelling

This project was deferred from the February and March meetings.

Architect Don Lang stated the neoclassic elements were eliminated and the project is more of a Mediterranean style. The wood outlookers were removed at the soffit fascia area and the roof will be an "S" Altousa clay tile. The arch over the entrance doors was changed to glass with iron grill work. The window surrounds were eliminated and the window sills will remain. A pediment element was replaced with a gable roof at the center of the front elevation and a split french door will replace a single door on the rear elevation.

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

ROLL CALL VOTE:

MR. SCHULER	YES
MR. HELANDER	YES
MRS. BAKER	YES
MRS. KINSELLA	YES
MRS. GINGRAS	NO
MR. BELL	NO
MR. ROSENTHAL	YES

MOTION CARRIES 5-2.

Mr. Bell stated the architect did a nice job, although he felt a duplex should not look like a duplex, but more like a single family home.

Mrs. Gingras felt the project has been greatly improved, but the building is too high considering the side setbacks are 12 ½ feet.

Let the record show demolition of the existing building was approved at the August 25, 1995 meeting.

B13-96 Demolition and New Residence

Applicant: Dr. and Mrs. Marvin Rosenberg
Address: 1204 North Ocean Blvd.
Designer: J.F. Brennan Design/Build, Inc.
Project Description: Demolition of existing single family home and construction of new single family home.

This project was deferred from the February and March meetings.

Dr. Rosenberg has filed a Conflict of Interest form regarding this item.

Dr. Rosenberg left the dais at this time.

A court reporter was present to transcribe the proceedings of this item.

Mr. Frank stated the design modifications were received the day before the meeting and Mr. Brennan is not a registered architect.

After discussion it was decided to hear this item.

Mrs. Gingras and Mrs. Kinsella disclosed ex-parte communication regarding this project. Other members' disclosure forms are on file with the previous month's meeting minutes.

Attorney Dean Vegosen addressed the Commission and Designer Joe Brennan presented the project. Mr. Brennan stated a one story loggia with a balcony above was added and the building was pushed back 5 feet on the east elevation. The 62 feet long pool is placed along the length of the side property line. Three separate garage doors will be used rather than two garage doors.

Mr. Brennan presented a street scape and a cubic content comparison of houses within 200 feet of the project. The cubic content study, which included other two-story homes along North Ocean Blvd., was discussed at great length.

Mr. Vegosen stated he was under the impression the Commission was concerned about the massive appearance of the house from North Ocean Blvd. and not the actual size of the house. He stated they recognize that the homes on Nightingale are smaller than the home being built. He asked the Commission to not treat this project any differently than the other two story homes built on North Ocean Blvd. that also back up to smaller homes.

Mr. Frank stated the ordinance compels asking for averages within 200 feet of a project and not the other eleven homes along North Ocean Blvd. Six of the homes are at least forty years old and were built before the ordinance was changed. One of these homes is not visible from North Ocean Blvd. There are only four homes on North Ocean Blvd. that have been built since the ordinance was passed

restricting the size of the houses. Some have had variances granted or two lots combined to have the scale of the homes as large as they are.

It was stated that due to the slope of the land, the garage is not included in the total square footage.

After discussion, it was agreed to remove the loggia, delete five feet from each wing and set the house back 48 feet from North Ocean Blvd., thereby maintaining the north, south and west building setbacks.

Mr. Vegosen stated there are two letters received from the neighbors in support of this project and to his knowledge there are no objections from the neighbors.

It was felt that Commission's comments were not addressed from last month's meeting, but rather the building was increased in size by adding another element and that the house was not moved away from North Ocean Blvd.

Mr. Vegosen requested a recess at this time.

MOTION BY MR. BELL FOR A TEN MINUTE RECESS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

The meeting reconvened at 11:00 a.m.

After discussion, it was agreed to remove the loggia on the east elevation, delete five feet from each wing and set the house back 41 ½ feet (at the north east corner) and 48 feet (at the south east corner) from North Ocean Blvd. The north, south and west setbacks will remain the same as shown on this month's plans.

MOTION BY MR. SCHULER TO APPROVE THE PROJECT WITH THE ABOVE CHANGES.

MOTION DIED FOR THE LACK OF A SECOND.

Mr. Vegosen asked for a conditional approval of this project with the changes that were discussed.

It was decided to review the plans with the proposed changes before granting any approval.

MOTION BY MRS. KINSELLA TO DEFER THIS PROJECT TO THE MAY MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

Dr. Rosenberg returned to the dias at this time.

B17-96 and C60-95 Demolition and New Residence

Applicant: Sid H. Eibl
Address: 286 Jamaica Lane
Architect: Smith & Moore Architects
Project Description: New Residence

A variance for a point of measurement for the height of the proposed house was denied by the Town Council at the December meeting.

This project was deferred from the December, January, February and March meetings.

The architect requested deferral to the May meeting as the firm was recently hired to take over this project.

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

B19-96 New Residence

Applicant: Mrs. Arnold Miller
Address: 1415 South Ocean Blvd.
Architect: John Gosman
Project Description: New single family residence.

This project was deferred from the March meeting.

Staff recommends removal of this project from the agenda.

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

B20-96 Demolition and New Residence

Applicant: Mr. & Mrs. Richard Grant, Jr.
Address: 137 Peruvian Avenue
Architect: Michael J. Johnson
Project Description: Demolition of existing structures and construction of a new two-story, single family residence.

Architect Mike Johnson presented the project. The size of the beam element was increased and a shelf was eliminated at the front entrance. Pediments were added to the pilasters and the size of the stucco elements at the top of the pilasters were reduced.

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

Mr. Johnson asked for approval to raise the floor in the staff quarters two feet which will raise the roof an additional two feet. The roof will remain lower than the main house.

**MOTION BY MRS. GINGRAS TO APPROVE RAISING THE STAFF QUARTERS FLOOR
HEIGHT TWO FEET.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B23-96 Facade Renovation

Applicant: Turner Land Company, Inc.
Address: 411 Sea Breeze Avenue
Architect: John M. Kelly
Project Description: New portico, front door, windows and gabled roof.

This project was deferred from the March meeting.

No one was present to represent this project.

**MOTION BY MR. SCHULER FOR DEFERRAL TO THE END OF THIS SECTION OF
THE AGENDA.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

This item was called after item #B28-96, and no one was present to represent this project.

**MOTION BY MRS. BAKER TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

B24-96 New Residence

Applicant: EMC Mortgage Corp.
Address: 600 Island Drive
Architect: Edson E. Dailey
Project Description: New single family residence

This project was deferred from the March meeting.

Mr. Deziel, Mrs. Baker, Mr. Schuler and Mr. Bell disclosed ex-parte communications at this time.

Mr. Anthony Solo, representing Mr. Dailey presented the project. Mr. Solo stated that the volume and verticality of the structure have been reduced. The tower structure was reduced in height and a fireplace was eliminated. Changes to the fenestration were made and the amount of glass was reduced by 15%. The second floor balcony railing is curved. A precast balustrade on the rear elevation will be used as a landscape feature. The front door was reduced two feet in height. The double french doors were changed to a single french door in the center of the building on the north elevation.

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

Discussion continued regarding the curved railings on the balconies. It was felt that straight balconies should be used throughout the project. The balustrade should extend all the way across the rear elevation. The number of columns used in this project and the tumblestone marble was discussed.

Mr. Solo presented the landscape plan at this time.

**AMENDED MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE
PROVISION TO USE STRAIGHT PICKETS ON THE BALCONY RAILINGS,
ELIMINATE ALL OF THE DETAILING ON THE SIDE GARAGE WALL AND
ELIMINATE ONE COLUMN BETWEEN TWO WINDOWS ON THE NORTH AND
SOUTH ELEVATIONS.**

**MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B25-96 Additions

Applicant: Thomas and Silvia Hirschmann
Address: 102 Flagler Drive
Architect: Mark Ferguson
Project Description: One and two story additions.

This project was deferred from the March meeting.
Mr. Deziel has a Conflict of Interest form on file regarding the project.

Mr. Frank stated this project needs a variance and suggested deferral to the May meeting.

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

B7-96 Re-Study Front Entry

Applicant: Addison Development
Address: 288 Via Las Brisas
Architect: Carlos Martin
Project Description: This project was approved at the January meeting with the provision to re-study the front entry.

The architect requests deferral to the May meeting.

**NO MOTION WAS MADE REGARDING THIS PROJECT AND AS SUCH THE ITEM
WILL BE CARRIED ON THE MAY AGENDA.**

Let the record show a lunch break was called at this time

The meeting reconvened at 1:15 p.m.

Let the record show Mr. Deziel and Mr. Helander were not in attendance at this time.

B. NEW BUSINESS - MAJOR PROJECT

B27-96 New Residence

Applicant: Mr. and Mrs. Richard E. Smith
Address: 1100 North Ocean Blvd.
Architect: The Lawrence Group
Project Description: New single family residence.

This project was informally heard at the March meeting.

Staff recommends deferral of this project as the package received was incomplete.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B28-96 Changes to Existing Residence

Applicant: William and Harriet Martin
Address: 866 South Ocean Blvd.
Architect: Lorne Johnston, Architects
Project Description: Repair roof, remove shutters, add a new entry facade and generally bring style closer to Mediterranean revival architecture.

The architect was not present at this time.

**MOTION BY MR. BELL TO DEFER TO THE END OF THIS SECTION.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

This item was heard after item #B40-96.

Architect Lorne Johnson presented the project. The house is now known as the "Pepto Bismol" house because of its pink color. The architectural embellishments will be redone to make the home a Mediterranean style. A motor court will be added to the side of the garage with landscaping to screen this area. Stone work will be built around the front entry way. The quoins will be brought up to the top of the house, smoothed out and made slightly larger. The horizontal banding will be changed to cast stone. The shutters will be removed. The window bands will be refinished with coquina. The building color will be eggshell with a beige trim. Medallions will be added, possibly in a rosette design. There will be minor changes to the entry posts and a new beach access gate will be added.

Mr. Martin addressed the commission and offered to come back with pictures of the proposed medallions.

**MOTION BY MR. HELANDER TO APPROVED THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B29-96 Additions

Applicant:	Mrs. John V.A. Haggin
Address:	757 Island Drive
Architect:	Peacock & Lewis Architects
Project Description:	Addition and remodeling to master bathroom and addition of new sitting room.

No one was present to represent this project.

**MOTION BY MR. BELL TO DEFER TO THE END OF THIS SECTION OF THE AGENDA.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

Susan Barden representing Peacock & Lewis Architects presented the project. The addition will be less than 250 square feet. The existing balcony will be enclosed to enlarge the master bathroom. Three glass sliding doors will be changed to two glass sliding doors on the rear elevation.

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

B30-96 Demolition and New Residence

Applicant:	Sandsong Investments, Inc.
Address:	206 North Ocean Blvd.
Architect:	Smith Architectural Group
Project Description:	Demolition of existing residence and construction of a new, two story Mediterranean residence.

Staff recommends deferral of this project as the application was incomplete.

**MOTION BY MRS. KINSELLA TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B31-96 Demolition and New Residence

Applicant: Jonathan F. Rapaport
Address: 233 Miraflores Drive
Architect: Quincy Johnson, Barretta
Project Description: Demolition of existing residence and construction of a new one story single family residence.

Jon Rapaport and Architect Ron Wiendel presented the project. The existing home was built in 1951 by Architect Draper Babcock. The proposed project is a spec house. It is a one story Mediterranean style with clay barrel tile roof and a two-car garage.

The Commission objected to a one story building with a clay barrel tile roof and suggested flat cement tile. They felt the doorway and the windows on the side looked too commercial. The entire central portion of the house needs to be restudied.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MAY MEETING FOR REDESIGN OF THE HOUSE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B32-96 Addition

Applicant: Lois Mills
Address: 570 North Lake Way
Architect: Omura Casey, Inc.
Project Description: New master bathroom addition.

Staff recommends deferral of this project as this project needs a variance.

MOTION BY MRS. KINSELLA TO DEFER THIS PROJECT TO THE MAY MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B33-96 New Residence

Applicant: Lucy Berkstorm
Address: 151 Atlantic Avenue
Architect: Randall Stofft
Project Description: New two story residence.

Staff recommends deferral of this project as the application was incomplete.

**MOTION BY MRS. GINGRAS TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B34-96 Demolition of Existing Residence

Applicant: The Garden City Company, Inc.
Address: 6 & 7 Ocean Lane
Architect: Lawrence Sehres
Project Description: Demolition of existing residence.

Architect Lawrence Sehres presented a photo board of the existing structures. Mr. Sehres stated there are no plans to rebuild at this time. A fine of \$250 dollars a day is being charged to this property due to code violations.

Mr. Deziel was in attendance at this time.

Mr. Helander stated he is familiar with the two houses on this property and he is happy there is a solution to taking them down for the sake of the neighbors.

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

B35-96 New Residence

Applicant: Mr. and Mrs. John Rakolta ,Jr.
Address: 537 Island Drive
Architect: Bridges, Marsh & Carmo
Project Description: New, two story, Mediterranean revival residence.

Architect Richard Lucente presented the project. The proposed project is a two-story Mediterranean Revival style with a Venetian influence. There will be a projecting portico, terrace over the master suite area and hidden garages. The project is in an R-B zoning district and will be 10,000 square feet with a cubic content of 4.0.

There was concern that the house is too large for the lot. It was suggested to down size the house to 7,000 or 7,500 square feet. Mr. Rosenthal felt the lot is isolated from the neighbors and the size is not as significant in this case. Mr. Helander liked the proportions of the house and felt it was a good looking project, but agreed it is too large. Dr. Rosenberg spoke in favor of this project. Mr. Bell suggested two stories, rather than one story above the Italian water table and felt the tower is incorrect architecture for this building.

The Commission suggested the architect come back next month with a site plan of the homes within 200 feet showing the square footage and cubic content. With this information the Commission would be able to put into perspective how this home will fit into the neighborhood.

**MOTION BY MR. SCHULER TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

B36-96 Addition and Entry Gate

Applicant: Nasser Kazeminy
Address: 760 Island Drive
Architect: Architectural Forum, Inc.
Project Description: Entry hall addition and entry gate system.

Staff recommends deferral of this project as the application was incomplete.

**MOTION BY MR. HELANDER TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B37-96 New Residence

Applicant: Mr. and Mrs. Mispah Ahdab
Address: Lot 1.2 Primavera Estates (Via Sunny)
Architect: Miklos & Associates
Project Description: New two story single family residence.

Staff recommends deferral of this project as the application was incomplete.

**MOTION BY MR. HELANDER TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

B38-96 New Residence

Applicant: Northwood University
Address: 167 Dolphin Road
Architect: Steven J. Bruh
Project Description: New two story single family residence.

Staff recommends deferral of this project as the application was incomplete.

**MOTION BY MR. HELANDER TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B39-96 Addition

Applicant: Alan L. Shulman
Address: 377 North Lake Way
Architect: JHG/Brenner & Jones
Project Description: One story addition at rear of existing two story residence.

Attorney Peter Broberg addressed the Commission and stated the Town Council granted a 5-foot setback variance on the west property line.

Architect Stewart Brenner presented the project. The project is a one story addition to the rear of the existing house. The addition will have a living room and master suite. A flat cement tile roof will be used to match the existing roof. There will be four sets of french doors with side lites across the rear elevation. Parapet roofs on either side of the addition will wrap around the existing roof.

It was felt the addition is a contemporary style and the existing house is a traditional style. The glass blocks used in the bathroom area were discussed and suggestions to rework this feature were made. The Commission asked to see detail drawings of the french doors and fixed glass on the hexagon shape wings. It was also suggested to leave the keystones off the project. The Commission would like to see pictures of the entire house to compare the addition to the existing house.

**MOTION BY MR. BELL TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B40-96

Applicant: Richard Furland
Address: 745 Hi-Mount Road
Architect:
Project Description:

A variance request was scheduled for the April Town Council meeting. No ARCOM application has been received. Therefore, staff recommends deferral of this project.

**MOTION BY MR. HELANDER TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS
TO BE HEARD AFTER 1:00 P.M.

A34-96 Clarification of Roofing Material

Applicant: Lowry Bell
Address: 220 Banyan Road and 700 South Ocean Blvd.
Architect: Lowry Bell
Project Description: Clarification of roofing material.

This item was heard after item #A27-96.

Mr. Moore stated the Building Department had a ruling to make regarding the roofing material for these projects. It was the contractor and owner's opinion the Altusa clay "S" tile was the approved roofing material. The minutes reflected a clay barrel tile being the approved roofing material. The tape was listened to and when asked the question if these houses will have a clay barrel tile, Mr. Bell answered; what Mr. Moore thought was "yes" being in fact "S." The plan clearly indicated "S" tile.

No action by the Commission necessary as this was an informal review.

A27-96 Facade Renovations

Applicant: LRF Slatter Companies, Inc.
Address: 1225 North Lake Way
Architect: John Gosman
Project Description: Front facade renovations and entrance posts.

This project was deferred from the March meeting.

Architect John Gosman stated the windows were changed to a fixed bottom casement type. The hood treatments above the windows were lowered to line up with the existing stucco band. The railings at the lower portion of the windows were removed. Two additional urns were added to the top of the house (there will be four urns and one statue on top of the house.)

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

D. NEW BUSINESS - MINOR PROJECTS

A35-96 Revisions to Previously Approved Plans

Applicant: Jon Rapaport
Address: 1557 North Ocean Blvd.
Architect: Quincy Johnson Barretta
Project Description: Revisions to previously approved plans.

Jon Rapaport stated his father wanted to buy this house and requests some minor modifications to the front elevation.

Architect Ron Wiendel presented the project. The columns around the windows were replaced with shutters. Corner stones were added. The "box outs" at the garage windows were changed to columns and a precast panel below the windows was added. A bay window at the master bedroom area will replace another "box out" with precast panels at the base of the bay window. The stucco band at the base of the house was eliminated. The home is approximately 4 ½ feet wider.

**MOTION BY MR. SCHULER TO APPROVED THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. HELANDER.**

ROLL CALL VOTE:

MR. SCHULER	YES
MR. HELANDER	YES
MRS. BAKER	NO
MRS. KINSELLA	YES
MRS. GINGRAS	NO
MR. BELL	NO
MR. ROSENTHAL	YES

MOTION CARRIES 4-3.

A36-96 Revisions to Previously Approved Plans

Applicant: Sam Boykin
Address: 285 Jamaica Lane
Architect: Quincy Johnson Barretta
Project Description: Change exterior color and modify front elevation.

Jon Rapaport presented the project. Three small windows were removed above the arches. The stucco banding was raised.

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

A37-96 Revisions to Previously Approved Plans

Applicant: Rocreation Corporation
Address: 1306 North Lake Way
Architect: SKA Architects
Project Description: Revision doors and stucco detailing.

Architect Jacqueline Albarran presented the project. The stucco detailing will be simplified. The quoins and the brackets will be removed. Double doors will replace the front single door with glass side lites. The side lites to the french doors on the rear elevation were removed and shutters were added.

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

A38-96 Addition of Terrace and Entry

Applicant: Mr. and Mrs. Gay
Address: 214 El Brillo Way
Architect: SKA Architects
Project Description: Addition of a rear-covered terrace and front-covered entry.

Architect Jacqueline Albarran presented the project. The existing front entrance is out of proportion for the house. The new front entry will have columns with a balcony above. The window above the front entry will be changed to french doors.

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

A39-96 Hard scape

Applicant: Wittman Building Corporation
Address: 200 El Vedado Way
Architect: Lang Design Group
Project Description: Pool, raised patio, wall fountain and driveways.

No one was present to represent this project.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. HELANDER.
MOTION CARRIED UNANIMOUSLY.**

A40-96 Awning

Applicant: Tricony Florida Corporation
Address: 313 ½ Worth Avenue
Architect: American Awning
Project Description: Install a vinyl awning over existing trellis.

Contractor Joe Mattei presented the project. The awning will cover an existing trellis at the Via Bice parking lot. The rain water will run off into an existing planter and not into the street. The awning will be a solid beige color.

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

A41-96 Landscape and Entrance Gates

Applicant: Anne and Jerome Fischer
Address: 334 North Woods Road
Architects: William Jaskela and Robert Henry
Project Description: Landscape plan, entrance gates and building color.

Architect Robert Henry presented drawings for the main entrance gates and the service entrance gates. The house colors will be yellow stucco, white cast stone around the windows and a green flat tile roof. There will be two colors used in the driveway pavers.

Landscape designer Steve Smith stated there will be two medians for the service driveway which will lead into a motor court and continue onto the main entrance. The owner wanted to paint the outside of the wall, along the bike trail green, and paint the inside of the wall yellow. The entrance gates will be solid wood with aluminum frames.

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

A42-96 Revisions to Previously Approved Plans

Applicant: Martin Gruss
Address: 1574 South Ocean Blvd.
Architect: Bridges, Marsh & Carmo
Project Description: Redesign of entrance portico, loggia, expansion of master suite bath and basement storage.

Architect Joseph Pubillones presented the project. The east portico will be removed and replaced with a loggia. Decorative iron gates will replace a single door on the front elevation. A basement wall needs to be relocated.

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

A43-96 Revisions to Previously Approved Plans

Applicant: Mr. and Mrs. Okean
Address: 600 Tarpon Way
Architect: Glen Santayma, Addison Development
Project Description: Revisions to previously approved plans.

Architect Glen Santayma stated the footprint of the house has been reduced. The four car garage has been reduced to a three car garage. A lift will be added in the center portion of the garage to accommodate another car. One wing on the first floor was eliminated. The building will be brick with white balconies and green shutters. It was agreed to replace the partial glass door with a solid door. The architectural firm of Oliver, Glidden and Partners originally presented this project to ARCOM. The original motion to approve the project had a provision for the driveway curb cut location.

Mr. Deziel stated the original presentation was a Monterey style home, the changes are substantial and it is now departing from that style.

**MOTION BY MR. BELL TO APPROVE THE PROJECT SUBJECT TO0 SIMPLIFYING
THE GARAGE DOORS, USE A SOLID FRONT DOOR AND MOVE THE DRIVEWAY
ENTRANCE TO THE WEST.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Rosenthal left the meeting at this time and passed the gavel to Mrs. Baker.

A44-96 Hurricane Shutters

Applicant: Euro Homes
Address: 1332 North Ocean Blvd.
Contractor: Rolladen
Project Description: Install hurricane shutters.

No one was present to represent the project.

**MOTION BY MR. BELL THE DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

A45-96 Landscape

Applicant: Addison Development
Address: Phipps Estates entrance
Architect: Veronica Boswell Butler
Project Description: Landscaping of entry area.

Landscape Architect Veronica Boswell Butler presented the project. The Phipps Estates landscaping has been previously approved. The specimen ficus tree in the middle island and other ficus trees behind the garden wall did not survive the transplant.

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

Mrs. Baker passed the gavel to Mr. Rosenthal as he returned to the meeting at this time.

A46-96 Revision of Entry Facade

Applicant: Hollis Baker
Address: 301 Chapel Hill Road
Architect: Kenneth Miller
Project Description: Simplification of stucco detailing at an entry facade.

Architect Kenneth Miller presented the project. The owner felt the facade area was too ornate and would like to simplify the entrance area. The existing doors will remain.

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

A47-96 Sign

Applicant: KSJ Management (The Potted Plant & Flower Shop)
Address: 249 Royal Poinciana Way
Contractor: Phil Rowe Signs
Project Description: Install cut out letters on building.

Contractor Steve Rowe presented the project. Cut out green lettering to match the existing awnings will be placed on the building. The original plans showed "& FLOWER SHOP" in smaller lettering placed below "POTTED PLANT." The shop owner wanted to place the smaller lettering on the same line as the larger lettering.

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

After further discussion the Commission preferred the original arrangement of the sign lettering.

**AMENDED MOTION BY MR. HELANDER TO APPROVE THE SIGN WITH THE
SMALL LETTERING PLACED UNDER THE LARGE LETTERING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A48-96 Landscape

Applicant: Nasser Kazeminy
Address: 760 Island Drive
Architect: John Leisinger
Project Description: Conceptual landscape plan.

Staff recommends deferral of this project as it is part of project #B36-96 (entrance gates and entry hall addition). Project #B36-96 was an incomplete application submission.

**MOTION BY MR. HELANDER TO DEFER THIS PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

A49-96 Landscape

Applicant: Paivi Alperson
Address: 157 Everglade Avenue
Architect: Brett Armstrong
Project Description: Landscape plan

No one was present to represent this project.

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

A50-96 Entry Foyer and Addition

Applicant: Mr. and Mrs. Franks
Address: 148 Peruvian Avenue
Architect: Robert Bell
Project Description: Construction of new entry foyer, bay window and rear bedroom addition.

Architect Robert Bell presented the project. The interior entry foyer will be extended and a covered area will be added over the front door. A bay window will be added on the front elevation.

The one column and the balustrade at the front entry were discussed.

**MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO
ADD ANOTHER COLUMN AND REMOVE THE BALUSTRADE AT THE FRONT
ENTRY.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

TOWN OF PALM BEACH

ATTENDANCE RECORD (19 96)

												Fri	Tue
MEMBERS	1/ 24	2/ 28	3/ 27	4/ 24	5/ 22	6/ 26	7/ 24	8/28	9/25	10/23	11/22	12/12	
LEIGHTON ROSENTHAL	P	P	P	P									
LAUREL BAKER	P	P	P	P									
LINDLEY HOFFMAN	P	P	/	/	/	/	/	/	/	/	/	/	/
BRUCE HELANDER	P	P	P	P									
ETHEL LINDSEY	P	P	P	P									
SALLY GINGRAS	P	P	P	P									
JOHN SCHULER	P	P	P	P									
LOWRY BELL	/	/	P	P									
ALTERNATES	1/ 24	2/ 28	3/ 27	4/ 24	5/ 22	6/ 26	7/ 24	8/ 28	9/25	10/23	11/22	12/12	
LOWRY BELL	P	P	/	/	/	/	/	/	/	/	/	/	/
ROBERT DEZIEL	E	P	P	P									
MARVIN ROSENBERG	/	/	P	P									
FLOYD WIDEMAN	/	/	P	P									

LEGEND: P = Present
 E = Excused Absence
 U = Unexcused Absence
 A = Absence Pending Classification as "Excused" or "Unexcused"

TOWN OF PALM BEACH

RECORD OF VOTING CONFLICTS (19 96)

MEMBERS	1/ 24	2/ 28	3/ 27	4/ 24	5/ 22	6/ 26	7/ 24	8/ 28	9/ 25	10/ 23	Fri 11/ 22	Tue 12/ 12
LEIGHTON A. ROSENTHAL												
LAUREL BAKER												
LINDLEY HOFFMAN			/	/	/	/	/	/	/	/	/	/
BRUCE HELANDER												
ETHEL LINDSEY												
SALLY GINGRAS												
JOHN SCHULER												
LOWRY BELL			v	V								
ALTERNATES	1/ 24	2/ 28	3/ 27	4/ 24	5/ 22	6/ 26	7/ 24	8/ 28	9/ 25	10/ 23	11/ 22	12/ 12
LOWRY BELL	v	VPD	/	/	/	/	/	/	/	/	/	/
ROBERT DEZIEL		* v	V3	VPD	VPD							
MARVIN ROSENBERG	/	/	v	VPD								
FLOYD WIDEMAN	/	/										

* No Conflict was necessary at this time.

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting
 And so on...

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has been declared at a previous meeting, and the changes being reviewed are part of an ongoing renovation project. ONLY COUNT ORIGIN DECLARED CONFLICT FOR ONGOING PROJECTS PER JOHN C. RANDOLPH, TOWN ATTORNEY)

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

NAME—FIRST NAME—MIDDLE NAME BELL, Lawrence M. JR		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Arcom	
MAILING ADDRESS 241. Broom St		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: CITY COUNTY OTHER LOCAL AGENCY Bhm Bch	
CITY Bhm Bch FL	COUNTY	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 24 Apr 96		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. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

- You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Lester M. Bell, hereby disclose that on 24 April, 1996:

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

☒ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained.

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

Roof material, I have A Financial interest in the Project

24 April 96
Date Filed

Lester M. Bell
Signature

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

NAME - FIRST NAME - MIDDLE NAME DELL LOWRY M. JW		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE APCOM	
MAILING ADDRESS 241 BANYAN RD		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: CITY COUNTY OTHER LOCAL AGENCY Palm Bk.	
CITY Palm Bk. FL	COUNTY	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 24 Apr. 96		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. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

- You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Lowry M. Bell Jr, hereby disclose that on 24 April, 1996:

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

☒ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained.

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

Reoz, I have A Financial interest in the Project

24 April 96
Date Filed

Lowry M. Bell Jr
Signature

CLIVE OATLEY
THE ENGLISH HOUSE
131 BARTON AVENUE
PALM BEACH, FLORIDA 33480

04/22/96

RECEIVED

APR 23 1996

TOWN OF PALM BEACH
BUILDING & ZONING

HIRSCHMAN PROPOSAL AT 102 FLAGLER DRIVE

DEAR MEMBERS OF THE TOWN COUNCIL AND ARCHITECTURAL COMMISSION.

AS MY WIFE AND I WILL NOT BE IN PALM BEACH FOR THE MAY AND JUNE MEETINGS OF YOUR COUNCIL AND COMMISSION, WE WOULD LIKE TO ADD THE FOLLOWING COMMENTS TO OUR LETTERS OF 3/5/96 AND 3/17/96.

OUR GREATEST OBJECTION IS TO THE PROPOSED TWO STOREY EXTENSION TO THE WEST END OF THE EXISTING HOUSE. THIS WOULD COMPLETELY REMOVE THE PRESENT VIEWS FROM THE KITCHEN AND BEDROOMS ON THE NORTH SIDE OF OUR HOUSE, AND WOULD SUBSTANTIALLY CURTAIL LIGHT TO OUR KITCHEN AND FAMILY DINING ROOM. MOREOVER, THE VALUE OF OUR PROPERTY WOULD ALMOST CERTAINLY BE DIMINISHED BY THE SCHEME.

WE CONSIDER THAT A "UNITY OF TITLE AGGREEMENT" SHOULD NOT BE RECOGNISED AS A REASON FOR ALLOWING EXCESSIVE AND UNNECESSARY BUILDING DENSITY ON THE 102 FLAGLER DRIVE LOT. FURTHERMORE WE SUGGEST THAT TWO LOTS THAT ARE SEPARATED BY A UTILITY EASEMENT SHOULD NOT BE JOINED FOR THIS PURPOSE.

THE PROPOSED GARAGE, STORAGE AND WORKSHOP BLOCK IS **EXCESSIVE**, AND THE HIGH PITCHED ROOF FOR ATTIC SPACE WOULD HAVE AN EXTREMELY DETRIMENTAL EFFECT ON THE ENTIRE NORTH EASTERN OUTLOOK FROM OUR PROPERTY. THEY SHOULD OMIT THE "RETURN WING" NOMINATED FOR STORAGE AND WORKSHOP, THAT WOULD CLOSELY ABUT OUR NORTH BOUNDARY AND WOULD BE UNNECESSARILY CLOSE TO OUR HOUSE.

AT THE APRIL 9TH MEETING OF THE TOWN COUNCIL, YOUR CHAIRMAN SUGGESTED THAT NEIGHBOURS SHOULD TRY TO COOPERATE ON THESE MATTERS. WE, THEREFORE, PROPOSE THAT THAT THE HIRSCHMANS CONSTRUCT A TWO CAR SINGLE STOREY GARAGE OF LIMITED HEIGHT AND PRESCRIBED ACCESS ON TO FLAGLER DRIVE. THIS WOULD ALLOW THEM TO CONVERT **THE EXISTING TWO GARAGES** ON THE WEST END OF THEIR HOUSE TO ADDITIONAL LIVING SPACE.

IF THE TOWN COUNCIL AND THE ARCHITECTURAL COMMISSION IS PREPARED TO GRANT APPROVAL, THE HIRSCHMANS COULD EXTEND THE WESTERN

PAGE2.

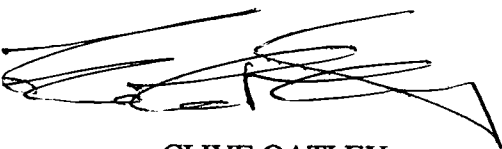
"FOOTPRINT" OF THE EXISTING HOUSE ,WITH THE ADDITION OF A SINGLE STOREY FLAT ROOFED EXTENSION.

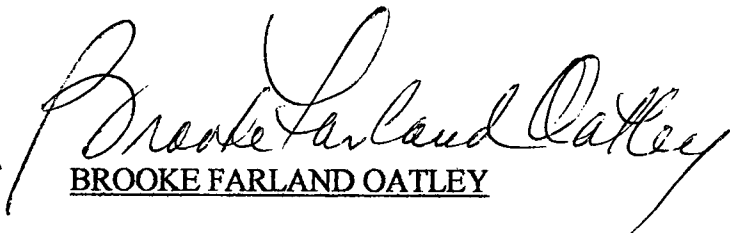
MAYBE IT WOULD BE POSSIBLE FOR THE HIRSCHMANS TO NEGOTIATE A DEVIATION OF THE UTILITY EASEMENT FOR IT TO GO UNDERGROUND, WITH THE APPROPRIATE AUTHORITIES. THIS WOULD ALLOW THEM TO BUILD AN ACCEPTABLE SINGLE STOREY BUILDING ON THE PRESENT "SWIMMING POOL SITE".

WE SINCERELY BELIEVE THAT THE HIRSCHMANS AND THEIR ARCHITECTS CAN WORK WITHIN THESE SUGGESTIONS, WITHOUT ENDEAVOURING TO TURN A FINE EXISTING HOUSE INTO A"MONSTER". THEY RECENTLY PURCHASED THE PROPERTY WITH FULL KNOWLEDGE OF IT'S BENEFITS AND LIMITATIONS. THERE IS NO HARDSHIP, DEPRIVATION OF RIGHTS OR SPECIAL CONDITIONS TO BE CONSIDERED.

WE TRUST THAT THE TOWN COUNCIL AND THE ARCHITECTURAL COMMISSION WILL RECOGNISE OUR CONCERN AND PROTECT OUR INTERESTS.

YOURS FAITHFULLY,


CLIVE OATLEY


BROOKE FARLAND OATLEY

DATE:

4/23/96

RE: MAJOR PROJECT NO. B25-26
or MINOR PROJECT NO. _____

STREET ADDRESS:

102 Hagar Lane

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON:

4/24 //

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a

Commission Member:

Clare O'Neary

2. Name of person or group whom the individual represents:

Clare O'Neary & family

3. Content of communication:

visited site - Mr. O'Neary
look at property to see massiveness
of proposal & impact on existing
kitchen, driveway & guest house

4. Circle one: Commission Member contacted individual

☒ Individual contacted Commission Member

5. Site visit conducted on:

4/23/96

6. Other disclosure information:

advised to photograph
site to do overlay to show impact

NAME:

Aurel Bales

TITLE:

Chairman ARCOM

DATE:

4/16/96

RE: MAJOR PROJECT NO. B338-96
or MINOR PROJECT NO. _____

STREET ADDRESS:

167 Dolphin Rd.

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON:

4/24/96

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a

Commission Member:

Steve Bruck 471-3440
meeting 4/16/96 2pm Town Hall

2. Name of person or group whom the individual represents:

3. Content of communication:

Notes on house - figures

4. Circle one: Commission Member contacted individual

☒ Individual contacted Commission Member

5. Site visit conducted on:

6. Other disclosure information:

NAME:

Laurel Burt

TITLE:

Vice chair ARCOM

DATE: 4.24.96

RE: MAJOR PROJECT NO. B13.96
or MINOR PROJECT NO. _____

STREET ADDRESS: 1204 W. OCEAN BLVD.

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: APRIL 24, 1996

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: DR. MARVIN ROSENBERG

2. Name of person or group whom the individual represents:
SAME

3. Content of communication: TELEPHONE CONVERSATION
RE CHANGES MADE SINCE LAST MEETING

4. Circle one: Commission Member contacted individual
Individual contacted Commission Member
5. Site visit conducted on: NO

6. Other disclosure information: _____

NAME: SALLY GINERAS

TITLE: ARCOM member

DATE: 24 April 96

RE: MAJOR PROJECT NO. B13-96
or MINOR PROJECT NO. _____

STREET ADDRESS: 1204 No Ocean Blvd

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: 24 April 96

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: Dr. Marvin Rosenberg -
J.F. Brennan -
2. Name of person or group whom the individual represents:
Owner
3. Content of communication: Discuss driveway
4. Circle one: Commission Member contacted individual
Individual contacted Commission Member
5. Site visit conducted on: ✓
6. Other disclosure information: _____

NAME: Lowry M. Bell Jr
TITLE: ARCOM Member

DATE:

4/8/96

RE: MAJOR PROJECT NO. B24-96
or MINOR PROJECT NO. _____

STREET ADDRESS:

600 Deland Drive

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON:

4/24/96

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a

Commission Member:

Anthony Soto - 533 3400

2. Name of person or group whom the individual represents:

ETMC Mortgage

3. Content of communication:

Arrived 11:30 AM -
advised on design (P. Castro also present)
good window placement - tower element
reduced

4. Circle one: Commission Member contacted individual

☒ Individual contacted Commission Member

5. Site visit conducted on: _____

6. Other disclosure information: _____

NAME:

David Baker

TITLE:

Vice Chair AIA/CA

DATE: 2/23/96

RE: MAJOR PROJECT NO. B22-94
or MINOR PROJECT NO. _____

STREET ADDRESS: Lot 8 Island Road Dev.

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: 3/27/96

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: Ruf Seckinger

2. Name of person or group whom the individual represents:
Renaissance Group

3. Content of communication: Review new plan for house on Sugarloaf Island

4. Circle one: ☒ Commission Member contacted individual
☐ Individual contacted Commission Member

5. Site visit conducted on: 4/1

6. Other disclosure information: _____

NAME: Laurel Bond

TITLE: _____

DATE: May 11, 1996

RE: MAJOR PROJECT NO. B13.96
or MINOR PROJECT NO. _____

STREET ADDRESS: 1204 N. Ocean Blvd.

ITEM FOR ARCHITECTURAL COMMISSION MEETING ON: _____

NOTE: This form is to record disclosures of the following information regarding authorized ex-parte communications in quasi-judicial matters relating to Town of Palm Beach Council, its Commissions and Boards, pursuant to Town Resolution No. 21-95, which was adopted by Town Council at its July 11, 1995 meeting:

1. Name of individual who has communicated with a
Commission Member: Dr. Rosenberg

2. Name of person or group whom the individual represents:

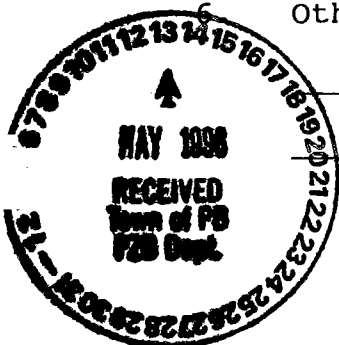
3. Content of communication: Telephone call

4. Circle one: Commission Member contacted individual

Individual contacted Commission Member

5. Site visit conducted on: _____

Other disclosure information: _____



NAME: John Knittel

TITLE: Green Com.