

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY, APRIL 22, 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 (arrived at 9:02 a.m.)
Joanna Frost-Golino, Member
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member
Eric Adams, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Robert L. Moore, Director of Planning, Zoning & Building
John C. Randolph, Town Attorney
Recording Secretary: Gretchen Dayton

Chairman Schuler asked the Commission Members to be recognized before making their comments in the interest of time and for the clarity of the record.

III. STAFF COMMENTS

Mr. Moore wanted to update the Commission regarding the hiring of a consultant to review plans prior to the ARCOM meetings. He said that it would require approval from the Finance and Tax Commission and Town Council would have the final approval.

IV. APPROVAL OF THE MINUTES FROM THE MARCH 25, 1997 MEETING.

MOTION BY MRS. FROST-GOLINO TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. KINSELLA.

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 sidewalk arcade.

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

MOTION BY MRS. KINSELLA TO DEFER THIS PROJECT TO THE JUNE ARCOM MEETING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B15-98 New Townhomes

Applicant: Australian Estate, Inc.
Address: 360 Cocoanut Row
Architect: SKA Architect & Planner
Project Description: Construction of two attached Mediterranean style townhomes.

This project was deferred from the February meeting, denied at the March meeting and placed on the April ARCOM agenda per Town Council directive.

Mr. Schuler said he met with Mr. Vegosen and Mr. Seagraves.

Attorney Dean Vegosen and Architect Pat Seagraves presented the project.

Mr. Vegosen said that the Town Council approved the footprint of the project, but sent it back to

ARCOM for the architectural details. He said the tie beam was lowered by one foot and the driveway was offset to hide the garage doors.

Mr. Seagraves said he moved the driveway as far to the east of the property as possible and added a planting strip in front of the two garage doors. He said the total height of the building was reduced to 29'. He said the entry was simplified and the cast stone surrounds were removed. He said windows were added to the east elevation and the cast stone balustrades were changed to metal railings.

It was felt by some of the Commission that the "eyebrow" roof element was not a classic feature of the Mediterranean style.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO LOWER THE TIE BEAM ON THE GARAGE BY ONE FOOT.

ROLL CALL:

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.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B1-98 New Beach Club

Applicant:	The Breakers
Address:	One South County Road
Architect:	Peacock & Lewis Architects
Project Description:	New 20,000 s.f. facility comprised of a fitness center, 400 seat indoor/outdoor dining room

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

Mr. Bell and Mrs. Frost-Golino said they spoke with Mr. Pollio and Mr. Leone. Mrs. Baker said she spoke with Mr. ~~Murray~~ Pollio. Mr. Schuler and Mr. Gingras said they spoke with Mr. Pollio and Mr. Murray.

Architect Steve Pollio presented the project and said a flat roof section was changed to a hip roof which helped to break up the facade.

The Commission felt the changes were a great improvement.

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

B11-98 Additions

Applicant: Arturo Burrigato
Address: 6 Via Vizcaya
Architect: Dailey & Partners Architects
Project Description: Additions and alterations to existing residence

This project was deferred to the April meeting at the Applicant's request.

Architect Roger Jansen presented the project. He said the addition will consist of a master bathroom on the second floor and a loggia off of the kitchen on the first floor. He said a circular driveway will be added to the front of the property. The windows and doors will be replaced, the building will be resurfaced and the existing white roof tile will be stained a slate green color. Mr. Jansen did not have a stained roof tile sample for his presentation.

General Contractor Dan Reedy stated the replacement windows will be Weather Shield with true divided lites and a 7/8" muntin bar.

It was agreed to have staff review the roof color change.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE EXCEPTION OF
THE STAINING OF THE ROOF.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B17-98 New Residence

Applicant: Robert Fessler
Address: 1430 North Lake Way
Architect: Smith & Moore Architects
Project Description: New two-story Mediterranean style residence with four car garage and pool.

This project was deferred from the March meeting.

Mr. Deziel declared a previous Conflict of Interest and left the meeting room during the presentation. Mr. Adams, Mr. Wideman, Mr. Bell, Mrs. Gingras and Mr. Schuler said they met with the architects and reviewed the plans. Mrs. Frost-Golino met with the architects and some of the neighbors.

Architects Jon Moore and Harold Smith presented the project. Mr. Moore said the height of the building was lowered and the FAR was reduced. He said the house is lower than the houses to the north and south.

Mrs. Metzger addressed the Commission.

Much discussion took place regarding the garage location and the driveway configuration. It was suggested to have one driveway entry which would align with the entrance of the house.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH THE PROVISION TO RESTUDY THE DRIVEWAY ENTRY AND THE EXISTING SITE WALL AT THE STREET AND BRING BACK WITH THE LANDSCAPE AND HARDSCAPE PLANS FOR APPROVAL.

MOTION SECONDED MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - 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.

Mrs. Gingras, Mr. Schuler, Mrs. Baker, Mrs. Frost-Golino said they spoke with the architects regarding the project.

Architect Harold Smith presented the project and said the house will be two-story with one-story wings. There will be a central motor court with a retaining wall and a garden wall for screening. He presented a CCR comparison chart and said the project is in the middle range for the neighborhood. He said the style is Mediterranean, it has a symmetrical front facade and will have clay barrel tile roofing material. He said there will be a rounded loggia on the rear of the house facing the pool.

The tower was discussed and it was felt that it was too wide across and that possibly the elevator was driving the design. Mr. Smith presented an alternate elevation drawing showing a square shape tower accessed by a spiral staircase. Mr. Smith said that the windows will have true divided lites and that removable panels will be used for hurricane protection.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH THE PROVISION TO INCORPORATE THE ALTERNATE TOWER SCHEME, TO RESTUDY THE ROOF PROJECTION AND BRING IT BACK FOR APPROVAL.

ROLL CALL:

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

MOTION FAILED 2-5.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE MAY MEETING TO RESTUDY AND POSSIBLY RELOCATE THE TOWER, RESTUDY THE ROOF LINE, AND RESTUDY THE WINDOWS IN THE FRONT GUEST ROOMS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B23-98 Sidewalk Arcade

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

Architect Eugene Lawrence presented the project. He said the arcade will begin 3' from the curb and cover the sidewalk in front of the building. He said that a pedestrian access will be added to the via. He said that there will be breaks in the mass both vertically and horizontally with arched walkways and tower elements.

The Commission comments are as follows:

The project is a great improvement to the building.
Some of the elements are pseudo Mediterranean and some are very traditional.
Possibly break up the show case windows and make them look like individual boutiques.
The rustication is large on the building.

MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE MAY MEETING TO RESTUDY OF THE EAST END OF THE BUILDING AND ADD MORE FENESTRATION ON THE SECOND FLOOR.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B24-98 New Facade

Applicant: Indian Mound Corporation
Address: 214 Worth Avenue
Architect: Butler, Rogers & Baskett
Project Description: New stone and stucco facade

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

Architect Tim Greer presented the project. He said there will be a limestone and stucco facade and barrel terra cotta tiles will be added to the roof. He said the entry will be recessed with a green marble trim and bronze around the double doors. He said that painted lanterns will flank the entrance arch and the medallion was reduced in size.

The lanterns were discussed and it was felt that they may be oversized. Mr. Greer said they are very similar in size as the lanterns further down the street.

Attorney Peter Broberg addressed the Commission and said he represents Regina Gillar who lives at 218 Worth Avenue, directly above the Cartier store. He said Ms. Gillar has a life estate in the apartment and that she never received notice of the variance request that was approved in February. He said the cupola will directly impact Ms. Gillar's use of the roof and her Florida room will be reconstructed with this project.

Mr. Moore said if Ms. Gillar is not listed as the property owner with the Property Appraisers Office, she would not receive a notice.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AND ALLOW THE APPLICANT TO CHOOSE THE SIZE OF THE MEDALLION.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

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.

Staff recommends deferral as the plans do not meet code.

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

B26-98 Demolition and New Two-Story Residence

Applicant: Boston Homes
Address: 711 Hi-Mount Road
Architect: Lang Design Corp.
Project Description: Demolition of existing home and build a new two-story residence.

Staff recommends deferral of the new residence as the plans do not meet code.

Mrs. Frost-Golino said she met with Mr. Calderone regarding this project.

Mr. Dom Calderone representing Boston Homes presented the project. He said the house was built in 1949. The existing house is a one story ranch style, approximately 3,500 s.f. and a 1,200 s.f. guest house. Mr. Calderone said the replacement house will be approximately 8,505 s.f. with a 3.6 CCR.

**MOTION BY MRS. KINSELLA TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE VACANT LOT WITHIN 90 DAYS.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.**

It was stated for the record that Kenneth Lang is a designer and that Bob Snow is the registered architect of record for this project. This project was denied by the Town Council for a set back variance and revised plans were not submitted to the staff for review.

**MOTION BY MR. DEZIEL TO DEFER THE REPLACEMENT HOUSE TO THE MAY
MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B27-98 Demolition and New Two-Story Residence

Applicant: Mort Brous
Address: 150 Brazilian Avenue
Architect: Lee Kvarnberg
Project Description: Demolition for existing residence and construct a new two-story residence.

Staff recommends deferral of the new residence as the plans do not meet code.

Architect Lee Kvarnberg presented the demolition request and stated that the house was built ten years ago with a front loading garage and “S” tile roofing material.

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

MOTION SECONDED BY MR.S GINGRAS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. BELL TO DEFER THE REPLACEMENT HOUSE TO THE MAY MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

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.

Staff recommends deferral as revised plans were not submitted by the deadline date.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B29-98 Demolition

Applicant: County Road Corporation
Address: 710 Island Drive
Architect: SKA Architects & Planner
Project Description: Demolition of existing residence, pool, patios and driveways.

Architect Jacqueline Albarran presented the project. She said the house was built in 1948 by Gustav Maass with additions in 1969 by Byron Simonson and in 1972 with no architect listed. She said the 5,000 S.F. house is in fair condition, but in her opinion it does not have any architectural significance.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B30-98 Partial Demolition

Applicant: Mr. and Mrs. Robert Lloyd George
Address: 346 Crescent Drive
Architect: SKA Architect & Planner
Project Description: Partial demolition of westernmost structure and driveway facing Coral Lane.

Architect Jacqueline Albarran presented the project. She said the owners purchased the house behind them. They would like to demolish a portion of the house, make it into a pool cabana and plant a garden between the two houses. She said the subject house was built in 1972 by Ames Bennett.

Note for the record: staff received and placed into the property file a letter stating that the kitchen will be removed in the cabana and a Unity Title will be filed before a building permit will be issued.

MOTION BY MR. DEZIEL TO APPROVE THE PARTIAL DEMOLITION.

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 one story home.

Staff recommends deferral as the plans do not meet code.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE MAY 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.

Architect Pat Seagraves passed out FAR and CCR calculation sheets to the Commission members. Mr. Seagraves said that Mr. Fisher had plans for a new residence approved previously and a building permit has been issued. He felt that it be too hard to get in and out of a side loading garage. Therefore, the new design has the garage facing the street. Mr. Seagraves said the style remains Mediterranean and the cubic content was reduced.

The Commission comments are as follows:

There seems to be no entrance to the house on the front elevation.
This house and the one that was previously approved are both too big.
If the design were quaint, in terms of size and details, the front loading garage may not be a problem.
The project is too massive having two stories of building at the side yard setbacks.
Possibly use some one-story elements to break up the mass.
The architecture has no imagination, and it needs some quaintness.
This project needs a total reworking.
Restudy the neighborhood and look at some of the charm that is there.
Consider a center cut driveway concept when using a front loading garage.
Possibly place the garage farther back making the design asymmetrical.
There are some nice possibilities with this design and it is an improvement.
Possibly move the garage to the rear of the property and incorporate a breeze way leading to the main house.

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

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A4-98 Landscape & Entry

Applicant: Michael Burrows
Address: 1020 North Lake Way
Architect: Newland Design Group
Project Description: Landscape plan and revised front entry
(Staff discovered additional changes on the plans such as roof overhang and longer windows)

This project was deferred from the February and March meetings.

Mrs. Frost-Golino, Mr. Bell and Mr. Schuler said they spoke with Contractor Jim Martindale.

Architect Charles Pawley presented the project and passed out as-built drawings and original ARCOM approved drawings. He said the overhang at the entry was at four feet and it was increased to six feet on the working drawings. He said that Mr. Burrows did not want to build the covered entry at one time, but has changed his mind and decided to keep it. He said all of the windows were lengthened by one foot. He said the vertical wall of the original house went up to 6' and then trayed off to become a tray ceiling. When the engineer said it could not be done, and that there must be a concrete tie beam, it brought the roof up an additional 2', but did not change the square footage of the building.

After much discussion it was stated that the original rendering that was presented to the Commission was misleading and not consistent with the plans.

Mr. Burrows addressed the Commission and said he did not know there was to be an overhang at the front of the house. He said he also discovered that the window heights were too low so he decided to raise them.

It was agreed to raise the entry roof as it was originally approved matching the eve lines. Mr. Bell said that he wanted Mr. Burrows to know that the Commission takes a hard stand that this should not happen again.

MOTION MADE BY MR. BELL TO APPROVE THE ENTRY TO LINE UP THE CANOPY WITH THE EVE LINE AS ORIGINALLY DRAWN AND APPROVE THE WINDOWS AS BUILT.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Raworth Wall presented the landscape plan. He said a very large ficus tree and

a very large seagrape tree will remain. He said a 4' high ficus hedge and ficus trees will be planted along the street and will curve into the driveway. He said there will be groupings of schefflera trees and sable palm trees with ground cover planted underneath them. It was agreed to allow some portions of the hedge to grow taller. Mr. Wall agreed to plant two more palm trees on the west side of the bike trail.

Much discussion took place regarding the air-conditioning equipment located in the front yard at the street. Mr. Burrows said that only two air-conditioning units are allowed on each side of a house. He said he did not want to place the units next to bedrooms or next to the neighbors. It was stated that if air-conditioning units are placed within the set back line, an unlimited number of units may be installed.

The Commission felt the air-conditioning equipment should be placed in the location as indicated when the house was approved.

Contractor Jim Martindale addressed the Commission and said that originally four air-conditioning units were located on the south side of the house, but the house is on the set back line. Therefore, they are only allowed two units on the south side of the house. Mr. Burrows said that there will only be a hedge along the street and no wall with posts as the rendering indicated. It was stated that the hedge screening the air-conditioning units in the front yard would no longer be necessary.

MOTION BY MR. DEZIEL TO APPROVE THE LANDSCAPE PLAN WITH THE PROVISION TO PLANT TWO MORE COCOS NUCIFERA TREES ON THE WEST SIDE OF THE BIKE TRAIL AND TO REMOVE THE TWO AIR-CONDITIONING UNITS FROM THE FRONT YARD, RELOCATE THEM ELSEWHERE AND HAVE STAFF APPROVE THEIR LOCATION.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Dr. Rosenberg said he supported the way the previous project was handled. He said sometimes renderings and construction documents do change and not always are they done intentionally or with malice. He asked the Commission to reconsider his project at 101 Nightingale Trail this time. Chairman Schuler told Dr. Rosenberg to follow proper procedure and file a new application.

A10-98 Revisions

Applicant: Mr. Wayne Diller
Address: 1177 North Lake Way
Architect: Robert Bell
Project Description: Revised drive location, removal of existing balcony and addition of full height columns.

This project was deferred from the March meeting.

Mr. Adams, Mrs. Frost-Golino, Mrs. Baker, Dr. Rosenberg, Mr. Schuler and Mrs. Kinsella said that they spoke with Mr. Diller.

Architect Robert Bell presented the project and said that Mr. and Mrs. Diller feel very strongly about the proposed project. Mr. Bell passed out letters from neighbors in support of the project and a letter from Structural Engineer Donald Kiselewski stating that the balcony should be removed or reinforced.

The Commission felt that two columns look unfinished, unbalanced and not an enhancement to the house. It was felt that the balcony fits the Monterey style of the house and the proposed columns are more of a Colonial style. It was suggested to keep the balcony and add the columns. Mrs. Frost-Golino felt that if the front entry and door were simplified, the columns would fit the style of the house.

MOTION BY MR. DEZIEL TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY.

MOTION SECONDED BY MR. BELL.

ROLL CALL:

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

MOTION CARRIED 6-1.

Architect Robert Bell asked the Commission to approve the balcony and columns. He was told to come back with a new application.

Mrs. Baker and Mr. Wideman left the meeting at this time.

A12 Hardscape

Applicant: Skip Gozzo
Address: 127 Ocean View Road
Architect: Lang Design Group
Project Description: Hardscape & entry walls

This project was deferred from the March meeting.

Mr. Deziel declared a previous Conflict of Interest and left the meeting during the presentation.

Landscape Architect John Lang said that the guest parking area in the front was eliminated. He said that the owner wanted to keep the wall at the front of the property so they straightened the wall and buried it in landscaping. He said the 4' high garden wall will have a decorative gate centered on the front door. Mr. Lang said that Mr. Gozzo saw the eight-foot tall colonnade water feature in Bermuda and he would like to keep it at the edge of the pool. He said it consists of six columns along the back of the 50' pool. It will have a stone pediment across the top with stucco and pre cast details. Mr. Lang said the greenspace is 48.5%.

It was determined that the rendering of the front elevation of the house was not the one that was finally approved.

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

Mr. Lang said there will be a 6' high property wall with columns flanking the driveway, without gates and it will be heavily landscaped.

**MOTION BY DR. ROSENBERG TO APPROVE THE STUCCO WALL AT THE ENTRY.
MOTION DIED FOR A LACK OF A SECOND.**

**MOTION BY MR. ADAMS TO APPROVE A 4' WALL WITH SOME DECORATIVE
INSETS ADDED TO THE WALL AND 5' HIGH COLUMNS FLANKING THE
DRIVEWAY.
MOTION SECONDED BY MRS. KINSELLA.**

After further discussion, Mr. Adams withdrew his motion and Mrs. Kinsella withdrew her second.

MOTION BY MRS. FROST-GOLINO TO DEFER THE WALL FOR FURTHER STUDY TO THE MAY MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. FROST-GOLINO TO APPROVE THE STRAIGHT 4' HIGH GARDEN WALL WITH A STRAIGHT CAP.

MOTION SECONDED BY MRS. GINGRAS.

After further discussion, Mrs. Frost-Golino withdrew her motion and Mrs. Gingras withdrew her second.

MOTION BY MR. BELL TO DEFER THE GARDEN WALL AND DECORATIVE GATE FOR FURTHER STUDY TO THE MAY MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. BELL TO DENY THE COLONNADE SWIMMING POOL FEATURE IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. GINGRAS TO APPROVE THE DRIVEWAY/HARDSCAPE LAYOUT AND SWIMMING POOL AND SPA.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A14-98 Revise Windows

Applicant: J.F. Brennan Properties
Address: 160 Clarendon Avenue
Architect: Ralph Cantin
Project Description: Revise master bedroom to incorporate loggia, affecting south elevation windows and west elevation windows.

Architect Ralph Cantin presented the project. Mr. Cantin said the master bedroom is rearrange with no change to the foot print of the house.

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

A15-98 Landscape & Hardscape

Applicant: William Koch
Address: 975 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo
Project Description: Landscaping, hardscape, wall and gates.

Architect Digby Bridges presented the project. He said that sea oats, beach sunflowers and hibiscus plants will be used in the landscaping. He said a large lift station was relocated underground which increased the greenspace. He said the pool was reduced in size by 3'4" which allowed for another row of cocoanut palm trees. He said the white walls will be capped with raised panels and there will be gates.

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

A18-98 Landscape & East Facade Revision

Applicant: William Koch
Address: 974 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo
Project Description: Landscape for main house and revision to the east facade.

Architect Digby Bridges said they would like to rearrange the fenestration on the front elevation. He said that they would like to match the double columns on the rear elevation with the front entrance columns. He said the terrace on the rear elevation was reduced by 4'.

**MOTION BY MR. DEZIEL TO APPROVE THE EAST FACADE AS PRESENTED.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Bridges said the landscape plan is still very conceptional at this time. He said he had the understanding that a building permit could no be issued without the landscaping plan first being approved. He was told that the Certificate of Occupancy cannot be issued without approval of the landscaping. He then withdrew his application for the landscape plan.

A16-98 Entry Gates

Applicant: Bartlett Burnap
Address: 740 Hi-Mount Road
Architect: Mark Henegan
Project Description: Entry Gates

Architect Mark Henegan said there are two set of gates. There will be one main entry gate lining up with the front door and a service gate. The main entry will have wrought iron gates with coquina columns. He said the second gate will be wooden and painted green to match the shutters on the house. He said the columns will be stucco with coquina caps and footers.

Mr. Adams said that some of the neighbors had expressed concern about wooden service gates.

**MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. DEZIEL.
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

Mr. Smith asked to have the project deferred to the May meeting.

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

A19-98 Wall & Fountain

Applicant: Rocco Marcello
Address: 170 Clarendon Avenue
Architect: John Lang
Project Description: New wall along Clarendon Avenue and new fountain in motor court.

Landscape Architect John Lang presented the project. Mr. Lang said they would like to add a site wall along Clarendon Avenue and a fountain in front of the front door. He said the wall will be 6' high with a pre cast cap and no gates are intended.

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

A20-98 Hardscape

Applicant: Terry Rakolta
Address: 537 Island Drive
Architect: John Lang
Project Description: Hardscape, driveway, patios, sidewalks, pool & fountains.

Landscape Architect John Lang said a 6' to 8' hedge will be planted along the property. He said the driveway will be pre cast mixed with old brick. There will be an interior court yard with an exterior fireplace and antique benches. He said there will be an outdoor carpet area mixed with zoysia sod and pre cast stone. He said the pool is a European gutter type which will float about 6" above the sod. There will be a small fountain off of the family room. He said the greenspace is at 40.5%.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO INCREASE THE GREENSPACE BY 2% OR 3%.

MOTION SECONDED BY MR. BELL.

ROLL CALL:

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

MOTION CARRIED 5-2.

Mrs. Gingras left the meeting at this time.

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.

Applicant requests deferral to the May meeting.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

VII. CONSENT AGENDA

1. 100 Worth Avenue #M1&2, Paul Gitnik, SKA Architect, New windows and doors facing Hammon Avenue & South Ocean Blvd.
2. 1070 North Lake Way, Kohl, SKA Architect, renovation of terraces

MOTION BY MRS. KINSELLA TO APPROVE THE CONSENT AGENDA.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

VIII. OTHER BUSINESS

Architect Jeff Smith asked to have revisions to a project for Mr. and Mrs. Mezzacappa heard at this time. He said he considered the changes minor, but Mr. Ackerman told him the changes were not what ARCOM approved.

Mr. Frank said that the house is smaller than what was previously approved and that Mr. Smith wanted some feed back from the Commissioners to present the changes formally next month.

Mr. Smith said the house has been twisted on the site and the two story garage was changed to a one story garage.

MOTION BY MR. BELL TO HEAR THE PROJECT.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith said the two story garage became a one story garage and the house was moved around on the site to better take advantage of the water. He said the fenestration was changed on the guest house, the chimney was changed slightly and the garage was moved.

Mr. Deziel said the changes presented were minor and did not need to be advertised.

Mr. Bell asked Mr. Smith to restudy the location of the garage.

MOTION BY MR. DEZIEL TO APPROVE THE CHANGES AS PRESENTED.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Note for the record: No application and no plans were submitted for this project.

Mr. Moore advised the Commission that the ordinance permits air-conditioning units in the set back, including the front yard. He said that he would allow Mr. Burrows to put two units near the garage and they must be site screened.

Discussion took place regarding renderings of proposed projects versus elevation drawings. Some of the Commission Members felt that the renderings should be accurate and others felt that renderings are not dependable.

Mr. Schuler asked the Commission Members to indicate if they have changed their mind about a project from the last presentation as it may appear that they are taking a contradictory position.

Discussion took place regarding architects coming to the end of ARCOM meetings and asking for

approval of minor changes rather than making them in the field. It was stated that it may cause problems by allowing projects to be heard at the end of a meeting.

IX. ADJOURNMENT

MOTION BY MR. BELL TO ADJOURN THE MEETING AT 5:20 P.M.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

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

NAME - FIRST NAME - MIDDLE NAME BELL, Lowry M. Jr.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 241 BANYAN Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: CITY COUNTY OTHER LOCAL AGENCY	
CITY Palm Beach FL		NAME OF POLITICAL SUBDIVISION: Palm Beach	
DATE ON WHICH VOTE OCCURRED 26 April 95		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.

IF 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.

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, Louise M. Bell, Jr., hereby disclose that on 26 April 95, 1995:

(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:

I have A Business Interest in the Property -

200 Banyan Road Project (Voting Conflict previously declared at the March, 1995 meeting.)

4/26/95
Filed

Tanyu
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.