

**MINUTES OF THE ARCHITECTURAL COMMISSION  
WEDNESDAY, MARCH 22, 1995 AT 9:00 A.M.  
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

**I.     CALL TO ORDER**

The March 22, 1995 Architectural Commission meeting was called to order by Vice-Chairman Leighton Rosenthal at 9:05 A.M.

**II.    ROLL CALL**

PRESENT:   Leighton Rosenthal, Vice-Chairman  
              Laurel Baker, Member  
              Lindley Hoffman, Member  
              Bruce Helander, Member  
              Ethel Lindsey, Member  
              Sally Gingras, Member  
              Lowry Bell, Alternate Member

John C. Randolph, Town Attorney  
Robert L. Moore, Director of Planning, Zoning & Building  
Timothy M. Frank, Planner/Projects Coordinator

ABSENT:    John Schuler, Member

RECORDING SECRETARY: Janet Schumacher

All seven members voted throughout the entire meeting except as noted in the following minutes.

**III.   ELECTION OF OFFICERS**

MOTION WAS MADE BY MR. HOFFMAN TO NOMINATE LEIGHTON ROSENTHAL TO CHAIRMAN OF THE ARCHITECTURAL COMMISSION.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

MOTION WAS MADE BY MR. HOFFMAN TO NOMINATE MRS. LAUREL BAKER TO VICE-CHAIRMAN OF THE ARCHITECTURAL COMMISSION.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

**IV.    APPROVAL OF THE MINUTES FROM THE FEBRUARY 22, 1995 AND MARCH**

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**22, 1995 MEETINGS**

Mrs. Lindsey pointed out, she would like on record, an omitted portion of the minutes commending the work of Mrs. Frost-Golino and Mrs. Hope whose terms recently expired. An amended portion of the February 22nd minutes is attached to the March 22, 1995 minutes.

**V. PROJECT REVIEW**

**A. NEW BUSINESS - MAJOR PROJECTS**

**B10-95 New Residence**

Applicant: Janina Radtke  
Address: 254 Atlantic Avenue  
Architect: Randall E. Stofft  
Project Description: New residence

Representative of Randall Stofft presented drawings of the project. The proposed residence is two-story Mediterranean style with arches, columns and decorative trim. The exterior is light stucco with pre-cast banding around the windows and sills and has mahogany doors and 'S' barrel tile roof. The residence is approximatedly 5000 square feet and sits on a two lots.

The Commission had a problem with the garage door facing the street with a direct access and asked Mr. Stofft if there was an alternate position available. Suggestions were made to move the location of the entrance of the driveway and heavily screen the front of the residence. The dimensions on the drawings regarding the required setbacks did not seem accurate.

MOTION WAS MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE APRIL MEETING FOR THE APPLICANT TO RESTUDY THE SETBACK REQUIREMENTS AND GARAGE ENTRANCE.

MOTION SECONDED BY MRS. BAKER.

The figures on the setbacks were accurate in the R-C zone so the motion was withdrawn.

The Commission still felt uncomfortable with the layout and garage door entrance.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE APRIL MEETING FOR A RESTUDY OF THE GARAGE DOOR; DRIVEWAY ENTRANCE AND AN ALTERNATE TO THE 'S' TILE ROOF.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

**B16-95 Demolition & New Duplex**

### 3/22/95 ARCOM MEETING

Applicant: Zack Ciomek  
Address: 250 Everglade Avenue  
Architect: Randall Stofft  
Project Description: Demolition and construction of new duplex with landscaping plans

Representative of Randall Stofft presented drawings of the project. Proposed is the demolition of two apartment buildings and construction of a new Mediterranean style duplex.

Mr. Frank read a letter into record dated 3/16/95 from a neighbor, Mr. Herbert J. Siegel expressing his objection to anything built at 250 Everglades Avenue that is less than the quality of the architecture, size and construction of the originally built townhomes.

The duplex has the garages in front of the residence but an island of landscaping is planned between the two driveways to give a single residence appearance.

Mr. Helander commented on the entrance to the garage and the unappealing fortress type architecture. He felt there were too many similar designs approved in the past with the garage in front and he would like to see that doesn't happen again.

MOTION MADE BY MR. BELL TO APPROVE THE DEMOLITION ONLY AND IF CONSTRUCTION DOES NOT BEGIN WITHIN 90 DAYS THE LOT BE SODDED OR SEEDDED, ALSO THE PROPOSED NEW CONSTRUCTION PRESENTED BE DEFERRED FOR RESTUDY.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Randolph, Town Attorney, stated the approval of the demolition in no way be interpreted as approval for the design of the proposed construction. He also stated any action the contractor may take going forward with the demolition would be at his own risk.

### **B11-95 New Facades**

Applicant: Mrs. Arthur De Moss  
Address: 185 Woodbridge Road  
Architect: Smith Architectural  
Project Description: New facades

Mr. Jeff Smith and Don Kino presented drawings and aerial photos of the project. The property is located at the end of Woodbridge Road at the Intercoastal and north of Mar-a-Lago. The residence is a now a red brick colonial and proposed is an Italian Mediterranean style renovation with an entire facade change.

Proposed is a wall in front of the residence with plantings and gates needing Town Council approval. A one story wing on the south side of the residence will have a 2nd floor addition and the wing on the north side will be demolished with a larger wing added. The center portion of the residence has low ceiling heights and will be totally demolished to increase the ceiling height.

The exterior trim is cast stone and coquino with arches, columns and a barrel tile roof with a 4 x 12

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pitch. An existing detached 3 car garage will be attached to the main residence with a wrap around loggia.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

**B12-95 New Residence**

Applicant: Mr. & Mrs. Lewis Schott  
Address: 450 North County Road Lot #1 (Phipps Estates)  
Architect: Addison Development  
Project Description: New two story custom residence in Mediterranean Revival architecture with 4 in 12 roof pitch and an occasional application of pre-cast stones

Mr. Glen Santayana, representative for the Addison Development presented drawings and site plans of the project.

The site is on North County Road bordered by Kawama Lane and North Lake Way and Miraflores on the north. It is the first residence proposed in the Phipps Estates Subdivision, is 12,000 square feet and situated on a 33,000 square foot lot. A large Banyan preservation tree will remain on the property and the entrance motor court with pavers surrounds the tree.

The design of the residence is a spin off from a 1926 preserved Landmarked home in Texas that his client requested be reproduced. The main residence is two-story, Spanish Mediterranean style, with a 4 x 12 Mission concrete barrel tile roof. It also has decorative wood outriggers, decorative precast stone columns, balustrades, and details with a light texture stucco facade. The site has a separate one-story guest house similar in style with a decorative metal railing, a covered gazebo with decorative metal work and a 25'x 40' swimming pool.

A row of existing ficus trees on the property along North County Road will remain with a 4 foot wall and an additional 12 foot high hedge planted in back of the wall for total screening. The four foot wall also exists on Kawama Lane and a proposed 9 foot hedge will screen the south end of the property.

The Commission complimented Mr. Santayana on his superb presentation of the project.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

**B13-95 New Two Story Residence**

### 3/22/95 ARCOM MEETING

Applicant: Dilow Estates, Inc. & Rori, Inc.  
Address: 200 Banyan Road  
Architect: John Gosman  
Project Description: New two story residence, CBS, clay tile roof

Mr. Bell declared a conflict of interest in this project because of a business relationship and did not vote. He presented the project to the Commission with drawings and photographs of surrounding properties.

Proposed is a two story Mediterranean style residence with barrel tile roof and a side entrance garage. The proposed residence is approximately 7,000 square feet and sits on a 26,625 square foot parcel on Banyan Road.

The Commission wanted to review additional elevation drawings of the proposed residence which was not available and they had a problem with the appearance of the front door.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT FOR A RESTUDY OF THE FRONT DOOR AND SECOND ELEVATION.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY. (Mr. Bell did not vote)

#### **B14-95 New Two Story Residence**

Applicant: Dilow Estates, Inc. & Rori, Inc.  
Address: 220 Banyan Road  
Architect: John Gosman  
Project Description: New two story residence, CBS, clay tile roof

Mr. Bell declared a conflict of interest in this project because of a business relationship and did not vote. He presented the project to the Commission with drawings and photographs of the surrounding properties.

Proposed is a two story Mediterranean style residence with barrel tile roof and garage on the side of the residence. The residence is approximately 7,000 square feet and sits on a 41,375 square foot parcel on Banyan Road.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY. (Mr. Bell did not vote)

#### **B. DEFERRALS AND CONTINUATIONS: MAJOR PROJECTS**

#### **B04-95 Remodel**

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Applicant: Ms. Jani Whitney  
Address: 127 Oceanview Road  
Architect: Eugene Fagan III  
Project Description: Remodel existing residence and add a partial 2nd floor

The project was approved at the February meeting with conditions the applicant restudy the front door, windows on the garage and matching windows with sidelights and return to the March meeting.

The architect requested deferral to the April meeting.

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

### **B05-95 New Structure**

Applicant: The Everglades Club  
Address: 500 South County Road  
Architect: Robert Henry  
Project Description: Golf Course Irrigation Building

The project was deferred to the March meeting for a restudy of the architectural and landscaping features of the project.

No one was present to represent the applicant at the time the project was called.

MOTION WAS MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO LATER IN THE MEETING.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

Mr. Robert Henry presented revised drawings of the project. The building is 72 feet long x 28 feet wide and has two 6 foot high x 14 feet wide walls in front of the property. Stucco pilasters with stucco bands and keys and scored stucco to represent muntins on the windows were added to the structure. Although the structure is for storage of equipment, Mr. Henry has added features to appear somewhat residential in style.

The Commission suggested using windows or glass block instead of the scored stucco muntins or a trellis with vines or plantings for the front elevation.

Mr. Peter Brooks, superintendent of the Everglades golf course, presented the landscape plans for the project.

Proposed is a great deal of xeriscaping with Indian Hawthorne, Liriope and Potocarpus between the

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windows and vines for the trellis to be Night Blooming Jasmine.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT AND LANDSCAPING WITH CONDITIONS A LATTICE TRELLIS WITH VINES BE ADDED TO THE FRONT ELEVATION.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

### **B06-95 Renovation**

Applicant: A. R. Rubin  
Address: 309 Garden Road  
Architect: Stephen A. Gaydosh, Jr. P.E.  
Project Description: Front of residence to have the west end's roof line raised 2 feet in family room; adding glass to existing glass face on side of residence; addition of decorative concrete columns to all corners of front of residence (7) and brick veneer to be covered with beige stucco

The project was deferred to the March meeting for a restudy of the design of the project.

Mr. Gaydosh presented revised drawings of the project. Columns were eliminated and the roof line was raised per suggestions by the Commission. Four bays of awning type windows were decreased to three single hung to match existing. Existing brick veneer on the exterior of the residence will be covered with a beige stucco finish.

Mr. Hoffman stated it was a great improvement since the last meeting with the type of residence to work with but still had a problem with the amount of glass in the front.

Mrs. Baker suggested screening the front windows with landscaping to break up the mass.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT WITH CONDITIONS THE TOP LIGHTS OF GLASS BE ELIMINATED AND REPLACED WITH WALL MATERIAL.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED 6/1 WITH MRS. BAKER VOTING NEGATIVELY.

### **B07-95 Addition**

Applicant: Mrs. Albert Berne  
Address: 301 Plantation Road  
Architect: Robert C. Nichols  
Project Description: Addition to existing one story residence; addition consists of new second floor addition above existing garage and new stair leading from 1st to 2nd floor; material and details to match existing

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The project was deferred to the March meeting for a restudy of the roof line, reducing the mass or relocate the addition.

No one was present to represent the applicant when the project was called and staff recommended deferring the project to later in the meeting.

MOTION MADE BY MRS. LINDSEY TO DEFER ITEM TO LATER IN THE MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Robert Nichols presented revised drawings of the project and detailed photos of the surrounding properties. The revisions consist of lowering the ceiling height by 2 feet thus lowering the roof line and shortening the stairway. Mr. Nichols stated a one story addition was explored but could not be done to meet his clients needs.

Mr. Howard Story addressed the Commission and submitted a letter dated 3/21/95 restating his objections to the proposed addition. His concerns were the invasion of his privacy and the damage of value to his property. He stated the neighborhood consists of predominantly one story homes and a two story residence would be totally out of character in that neighborhood. He felt approval of this project would set a precedent in his area which Palm Beach does not need.

Mr. Frank disagreed with Mr. Story regarding the one story area and submitted a drawing of a 200 foot area surrounding the project which included several two story homes.

Discussion followed concerning the adjacent properties height in comparison to the proposed addition. Mr. Nichols provided a line drawing of the comparisons. He also stated the addition will not go to the end of the existing building and is set back a substantial amount of distance.

Mrs. Kleckner, a neighbor at 620 Crest Road, felt the applicant's residence was very close to her property and questioned the required distance in the Town Code. Mr. Frank stated the distance Mrs. Kleckner referred to was that from the eave of the residence and not that of the property wall which the Town Code goes by.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. BELL.

A roll call vote was taken as follows:

|      |               |      |              |
|------|---------------|------|--------------|
| YEA: | MRS. BAKER    | NAY: | MRS. LINDSEY |
|      | MR. BELL      |      |              |
|      | MR. ROSENTHAL |      |              |
|      | MR. HOFFMAN   |      |              |
|      | MR. HELANDER  |      |              |
|      | MRS. GINGRAS  |      |              |

MOTION CARRIED 6/1 WITH MRS. LINDSEY VOTING NEGATIVELY.

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**B09-95 New Residence**

Applicant: Dr. & Mrs. DePaola  
Address: 124 Onondaga Avenue  
Architect: R.G.D. & Associates, Inc.  
Project Description: Demolition/Removal of existing residence; construction of new two story residence and related improvements

The project was deferred to the March meeting for restudy of the roof pitch, design and mass of the residence and/or consider a one story residence.

Mr. Fleming presented revised drawings of the project with a 4 x 12 roof pitch decreasing the height by 4 feet and reduced the size of the front entry. Also changed was the width of the French doors and the amount of glass on the rear elevation and fabric awnings. Mr. Fleming stated the originally proposed 'S' tile roof was changed to barrel clay tile.

Mrs. Baker suggested a larger vertical height to the awnings and did not care for the appearance of the aluminum railing on the rear balcony and balustrades on the first floor. Mr. Fleming stated changes would be considered on both items.

Mr. Gregory Faust, 211 Esplanade Way, addressed the Commission and submitted a letter reaffirming his disapproval of the project. A previous letter was submitted at the February 22, 1995 ARCOM meeting from Mr. Faust and four additional area residents opposing the project with specific objections listed. The main points of opposition were; Destruction of the character of the neighborhood; Blockage of light and view; and Invasion of privacy.

Mr. Walter Veith, 1464 North Ocean Boulevard, addressed the Commission to express his disapproval of the project. A letter of opposition was read at the February 22, 1995 ARCOM meeting and Mr. Veith submitted an additional letter reaffirming his objections to a two story residence in a predominantly one story neighborhood.

Mr. Tim Frank read a letter dated 3/16/95 from Mr. & Mrs. Ronald Silverman, 1440 North Ocean Way, stating their disapproval of the project.

A letter date 3/15/95 from the applicant, Mrs. DePaola was also read into record by Mr. Frank. The letter stated her intention is to build a new residence and be able to comply with the building code and not need any variances. She would like the Commission to take into consideration the changes made to the original design and stated her architect has done that and has made numerous changes to the original drawings suggested by ARCOM at the 2/22/95 meeting.

Mrs. DePaola stated her residence meets all the criteria of Article IX Section 5-378 of the Town Code and requests consideration for approval of the project.

Mrs. Baker stated that Mr. Fleming has done a beautiful job on his original presentation and explanations along with the changes suggested by ARCOM. She still had concern with the residence and the opposition of the neighbors.

Mr. Fleming stated the property is very well screened from the roadway and a large landscaped island will be maintained on the property that will help screen the residence. He also pointed out the floor area ratio is .36% and .45% is allowed by the Town Code.

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Mr. Moore stated to the Commission their objective is reviewing the similarity aspect of an application, the cubic content and gross floor area, which in this case is not maximized. The height of the roof and other significant design issues, such as materials or quality of architectural design needs to be considered. Mr. Moore also stated the zoning issue was discussed at the February 22, 1995 ARCOM meeting and a two story structure is allowed in that zone.

Discussion followed concerning zoning and the 200 square feet notification policy and the objectives and purpose of the Commission.

Mr. Frank stated the applicant originally received approval of a 2nd floor addition to his residence with certain conditions. At that time there was no opposition from the neighbors and had the same massiveness as presently submitted and also required variances which were granted by the Town Council. The applicant felt it was too costly to go on with the addition and decided on demolition and construction of a new residence much better designed than the original residence, which in addition needed no variances from the Town. That approval, granted by the Commission, would be good for a year from the date of the September 28, 1994 ARCOM meeting.

Mr. Fleming stated he has tried to minimize the size of the two story by having sections of the residence at a one story level.

MOTION MADE BY MR. BELL TO DEFER THE PROJECT TO THE APRIL MEETING TO RESTUDY THE WINDOWS AND SIZE OF THE SECOND FLOOR WEST ELEVATION AND THE CAST STONE BALUSTRADES IN FRONT TO A DIFFERENT TYPE MATERIAL TO REDUCE THE MASSIVENESS.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

#### **B74-94 Modification**

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Applicant:           | Jeffrey Raynor, P.A. (Trustee)                                                     |
| Address:             | 496 Northlake Way                                                                  |
| Architect:           | Bridges, Marsh & Carmo, Inc.                                                       |
| Project Description: | Modification of elevations and reduced square footage to an approved new residence |

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

MOTION MADE BY MR. HOFFMAN TO DEFER THE PROJECT TO THE END OF THE AGENDA.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

#### **NOTE:**

The following project would like to be presented informally to the Architectural Commission for input and will be noticed for the April meeting.

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**B17-95 Remodel**

Applicant: Mr. Scott Worley  
Address: 171 El Pueblo Way  
Architect: Art and Architecture, Inc.  
Project Description: Remodel existing residence

Mr. Worley owner of the project presented drawings of the project and stated he was at the meeting to see if the proposed changes planned for the residence was in line with the opinions of the Commission. Mr. Worley explained the home is in great disrepair and the changes planned would be a great improvement to the property.

The proposed changes would be adding a living room to the rear of the residence, converting the garage to bedrooms, replacement of casement style windows to double hung and changing the existing flat roof to a hipped roof with barrel tile. A new garage would be added to the rear of the property facing Ocean Way instead of El Pueblo.

No changes were suggested by the Commission and they favored the modifications of the residence.

**C. NEW BUSINESS - MINOR PROJECTS TO BE HEARD AT 1:00 P.M.**

**A25-95 Landscape**

Applicant: Mr. Kantor  
Address: 765 Hi-Mount Road  
Landscape Architect: Phil Maddux  
Project Description: Update of landscape plans

Mr. Maddux presented updated landscape plans of the project which included additional plantings. The residence is heavily screened and has existing landmarked Banyan trees.

Mr. Frank stated the previous approval of landscaping was to have screening on all four property lines and the front was to be totally screened from the street. Mr. Frank stated when he went to the property to sign off on the approval, approximately two weeks ago, the landscaping was not as it was presented to ARCOM.

Mr. Maddux explained that was true two weeks prior, but since then a great deal of work has been completed with more plantings added.

MOTION MADE BY MR. BELL TO APPROVE THE LANDSCAPING.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

Mr. Eugene Lawrence stated when the original color scheme was presented for the residence an off white color exterior was approved with dark shutters. His client would like to have the dark shutters

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changed to a lighter shade of green.

MOTION MADE BY MR. HELANDER TO APPROVE THE CHANGE IN COLOR OF THE SHUTTERS.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

**A26-95 Landscape**

Applicant: Mer of the Palm Beaches  
Address: 243 Clarke Avenue  
Landscape Architect: Life Force Nurseries  
Project Description: Landscaping

Mr. Steve Dauber presented landscape drawings of the project. Mr. Dauber explained the east and west portion of the property has an abundance of existing plantings and palm trees and additional ficus hedging will be added. A tropical flair is proposed with much of the existing landscaping to remain. On the east side the neighbor has ficus and bamboo plants which will be duplicated by the applicant.

MOTION MADE BY MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

**A27-96 Awning**

Applicant: Mr. Lippman  
Address: 225 Wells Road  
Awning Contractor: American Awning  
Project Description: Installation of white awning in front of residence

Mr. Joe Mattei presented drawings and photographs of the project. The proposed awning is 23 feet wide by 12 feet deep and is eggshell in color with a white trim to match the existing house color and existing awning. The awning is proposed in front of the garage for additional coverage. Mr. Mattei presented an alternate plan which had an arbor effect with lattice work and vines for screening.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT WITH CONDITIONS LATTICE WORK WITH VINES SCREEN THE AWNING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

**A28-95 Landscape**

Applicant: Mr. Rudin

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Address: 1 LaCosta Way  
Landscape Architect: Morgan Wheelock, Inc.  
Project Description: Landscape plans for new residence (B56-94)

Mr. Mano Nicuera, representative from Morgan Wheelock, presented drawings of the project. The property as it exists now is heavily screened on all three sides with a 12'-14' hedge. The house is designed with a very large courtyard which will be heavily landscaped. The front of the property, facing LaCosta Way, will have a row of palms and landscaped wall and swales are proposed on the property for on site drainage.

MOTION MADE BY MRS. LINDSEY TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

**A29-95 Landscape**

Applicant: Mr. Englestein  
Address: 680 South Ocean Boulevard  
Landscape Architect: Kozawa Murakami  
Project Description: Landscaping

Mr. Kozawa Murakami presented landscape drawings of the project. The property is 3/4 of an acre and has an existing pool and Mizner wall fountain which will remain. The landscaping is based on the Mizner style architecture of the residence with a grass terrace and coconut palms with an open view to the ocean.

An auto courtyard exists with a patio and deck walkway of 2'x2' travertine squares with built in benches and flower pots. A metal trellis with Bougainvillea screen the existing pool and a block and stucco wall is proposed for the north side of the property. A structural steel frame will be used to support three existing Mizner Gothic arches on the west side of the property with a concrete stucco pedestal wall. The same design with two arches will be used on the east side with a 4'-6" metal gate.

The xeriscape plantings are mostly native, salt tolerant and based on a very simple style of planted was planned.

Mr. Helander stated the project was very handsome and an inventive adapted reuse of the architectural elements of the past that were historically in the same area.

MOTION MADE BY MR. HELANDER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

**A30-95 Sign**

Applicant: Cook International (Bankers Trust)

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Address: 250 Royal Palm Way  
Contractor: Phil Rowe Signs  
Project Description: Install 12" cut-out matt black letters on front of building; install building name on west elevation

Mr. Steve Rowe presented drawings of the signage. Two locations are requested for signage, one at the front entrance and one on the side of the building which would be the building identification sign.

MOTION MADE BY MRS. LINDSEY TO APPROVE THE SIGNAGE IN FRONT OF THE BUILDING OVER THE FRONT ENTRANCE.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Discussion followed in reference to the code regarding building identification signage and the placement on the building in respect to the street. Mr. Moore stated the building identification would most likely have to be placed on the front of the building according to the Town Code.

MOTION MADE BY MRS. BAKER TO DEFER THE ADDITIONAL LETTERING OF THE BUILDING IDENTIFICATION TO THE APRIL MEETING FOR THE APPLICANT TO CONSIDER AN ALTERNATE PLACEMENT OTHER THAN THE SIDE OF THE BUILDING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

**A31-95 Sign**

Applicant: PA. FL. Associates (Rangoni Shoes of Florence)  
Address: 225A Worth Avenue  
Contractor: Phil Rowe Signs  
Project Description: Install 2 Bronze plaques (12" x 20")

Steve Rowe presented drawings of the proposed signage. Staff approved gold letters last month but did not show up well in the windows. His client would now like to install two additional 12" x 20" bronze plaques on the exterior of the building on the side of the windows and meets the allowable amount of signage.

MOTION MADE BY MRS. BAKER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED 6/1 WITH MRS. LINDSEY VOTING NEGATIVELY.

**D. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS**

**A06-95 Renovation**

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Applicant: Francis Platania  
Address: 210 Debra Lane  
Contractor: Tim Givens  
Project Description: Change windows; add bay window; enclose concrete patio

The project was deferred from the January and February meeting. No one was present to represent the applicant.

MOTION MADE BY MRS. LINDSEY TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

**A08-95 Gates**

Applicant: Mr. & Mrs. George Michel  
Address: 310 Mediterranean  
Contractor: Reich Metal Fabricators  
Project Description: White aluminum driveway gates

The project was deferred from the January and February meeting so that the applicant may apply to the Town Council for a variance on the driveway gates.

Mr. John Chiles stated his client did receive a variance and presented drawings of the proposed gates. Proposed are columns with lamps and two sets of white aluminum electric gates in a diamond pattern for the main entrance and service entrance to the property.

MOTION MADE BE MR. BELL TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED 6/1 WITH MRS. BAKER VOTING NEGATIVELY.

**A105-94 Driveway**

Applicant: Mr. William Carr  
Address: 254 Plantation Road  
Architect: Lewis and Associates  
Project Description: Relocation of new driveway

The applicant was to resubmit an alternate plan for the driveway at the November, 1994 meeting but has not returned with any new drawings as of this month.

No one was present to represent the applicant.

MOTION MADE BY MRS. BAKER TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MRS. LINDSEY.

3/22/95 ARCOM MEETING

MOTION CARRIED UNANIMOUSLY.

Mr. Frank addressed the Commission and asked if two additional items could be reviewed for modifications to previously approved projects, at which time the Commission agreed.

**B75-94 Revisions**

Applicant: Temple Emanu-El of Palm Beach  
Address: 190 North County Road  
Architect: The Lawrence Group Architects  
Project Description: Revisions of a previously approved project

Mr. Eugene Lawrence addressed the Commission concerning the entrance way of the approved project. A simpler entrance with a walkway and 2 foot high planter and wall to the sidewalk is proposed. The changes also help screen the mechanical equipment in a better fashion which was not previously contemplated.

MOTION MADE BY MR. HOFFMAN TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. LINDSEY.

MOTION CARRIED UNANIMOUSLY.

**B32-94 ADDITION/MODIFICATION**

Applicant: Maya Langes-Swarovski  
Address: 1676 South Ocean Boulevard  
Architect: Ames Bennett  
Project Description: Modification or previously approved remodel

Mr. Ames Bennett addressed the Commission regarding a change of an elevation drawing for a previously approved project in May 1994. During construction it was noted a variance was needed and then granted, resulting in changes to the project and an elevation drawing.

MOTION MADE BY MR. BELL TO APPROVE THE MODIFICATION.

MOTION SECONDED BY MR. HELANDER.

MOTION CARRIED UNANIMOUSLY.

**V. Adjournment**

MOTION MADE BY MR. HOFFMAN TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. BAKER

MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 3:10 p.m. by Chairman Leighton Rosenthal. The next Architectural Commission meeting will be Wednesday, April 26, 1995 at 9:00 a.m. in the Town Council

3/22/95 ARCOM MEETING

Chambers.

Respectfully submitted,

---

Leighton Rosenthal, Chairman

**Addendum to the February 22, 1995 ARCOM Meeting**

Mr. Leighton Rosenthal read a letter dated March 14, 1995 from Chairman Joanna Frost-Golino stating her reason for not being at her last ARCOM meeting and thanking the Commission for their support during her term on ARCOM.

Mr. Timothy Frank stated that Mrs. Marie Hope's second term also expired and Mr. Allen Wyett was appointed to the Town Council.

MOTION MADE BY MRS. LINDSEY TO THANK THE OUTGOING MEMBERS FOR THEIR PAST YEARS OF FANTASTIC WORK.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mrs. Hope thanked the Commission for their appreciation and stated it has been a pleasure working with all the members through all the changes that she has gone through the past few years.

1214-95

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

|                                                               |        |                                                                                                                                 |  |
|---------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------|--|
| LAST NAME—FIRST NAME—MIDDLE NAME<br><b>BELL, Lowry M., Jr</b> |        | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><b>ARCOM</b>                                                     |  |
| MAILING ADDRESS<br><b>241 BARRAN Rd</b>                       |        | THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><b>CITY</b> COUNTY OTHER LOCAL AGENCY |  |
| CITY<br><b>Palm Beach, FL</b>                                 | COUNTY | NAME OF POLITICAL SUBDIVISION:                                                                                                  |  |
| DATE ON WHICH VOTE OCCURRED<br><b>22 March 1995</b>           |        | MY POSITION IS: ELECTIVE <input type="checkbox"/> <b>APPOINTIVE</b> <input checked="" type="checkbox"/>                         |  |

## 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.

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, Louise M. Bell Jr, hereby disclose that on 22 March, 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 Relationship on this Property.

220 BANYAN ROAD

22 March 95  
Date Filed

Louise M. Bell Jr  
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.

2/3-95

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

|                                                               |        |                                                                                                                                 |  |
|---------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------|--|
| LAST NAME—FIRST NAME—MIDDLE NAME<br><b>BELL, Louie M., Jr</b> |        | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><b>ARCOM</b>                                                     |  |
| MAILING ADDRESS<br><b>241 BANYAN RD</b>                       |        | THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><b>CITY</b> COUNTY OTHER LOCAL AGENCY |  |
| CITY<br><b>Palm Beach FL</b>                                  | COUNTY | NAME OF POLITICAL SUBDIVISION:                                                                                                  |  |
| DATE ON WHICH VOTE OCCURRED<br><b>22 March 1995</b>           |        | MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE                                |  |

## WHO MUST FILE FORM 8B

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

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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:

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- 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.

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- 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, Lawry M. Ben JW, hereby disclose that on 22 March, 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 Relationship on this Property.  
200 BANYAN ROAD

22 March 95  
Date Filed

Lawry JW  
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.