

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY, OCTOBER 23, 2002
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I CALL TO ORDER

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

II ROLL CALL

PRESENT:

John H. Schuler, Chairman
Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Lindley M.F. Hoffman, Member
Nikita Zukov, Member
William J. Strawbridge Jr., Alternate Member (arrived at 9:04)
Leslie C. Diver, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Morgan Dix Wheelock, Alternate Member (unexcused)

III PLEDGE OF ALLEGIANCE

Chairman Schuler lead the pledge of allegiance.

IV SWEARING IN PERSONS TESTIFYING

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

V APPROVAL OF THE MINUTES FROM THE SEPTEMBER 25, 2002 MEETING

Mr. Hoffman requested that his ex-parte communication with the architect of project number B66-02 be indicated in the minutes of the September 25, 2002 meeting.

MOTION BY MR. WIDEMAN TO APPROVE THE AMENDED MINUTES.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VI PROJECT DEFERRALS/REMOVALS

A31-02 Portico

Applicant: James and Susan Keenan
Address: 233 Tradewind Drive
Architect: Ames Bennett
Project Description: Remove an existing two-column entrance portico, and replace with a new four-column portico. Addition of new cement tile roofing material and classic Doric Order precast sheaths around structural pipe columns. Change out windows from standard single hung to hurricane resistant, casement windows with appropriate muntins.

This project was deferred from the August meeting for restudy and from the September meeting at the architect's request. The architect requests deferral to the November meeting.

Discussion took place relative to removal of projects from the agenda after they have been deferred three times. Mr. Zukov stated that he spoke with the owner and she was not planning to do the work this season.

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

MOTION SECONDED BY MR. ADAMS.

Mr. Shaw felt that if the request for project deferral comes from the architect, than it is a legitimate request, and the Commission should accept the deferral subject to a re-advertisement.

Mr. Wideman withdrew his motion and Mr. Adams withdrew his second.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS MAJOR PROJECTS

B67-02 New Residence

Applicant: Alexander C. Schwartz, Jr.
Address: 995 Adam Road
Architect: Dailey and Partners Architects
Project Description: New two-story single family residence.

This project was deferred from the August meeting for restudy and it was deferred from the September meeting at the architect's request.

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

Architect Roger Janssen stated that the project had a reduction of ornamentation as the Baroque gables, the heavy stone balustrade, and portions of the stone water table were eliminated. The garage was trimmed down with a lower 4/12 hip roof. The wings of the house will have a stucco water table painted a different color tone.

The Commission considered this project an improvement as it has been cleaned up a great deal. Mr. Strawbridge recommended using the garage doors that were presented on the original drawings.

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

B. NEW BUSINESS - MAJOR PROJECTS

B78-02 Addition

Applicant: Joseph C. Visconti
Address: 1430 North Ocean Boulevard
Architect: Dailey & Partners Architects
Project Description: A two-story addition to an existing one-story residence.

Ms. Diver said she visited the site. Mr. Hoffman and Mr. Adams said they met with the architect and reviewed the plans. Mr. Zukov said he met with the architect and visited the site.

Architect Roger Janssen presented a two-story addition, and a one-story garage wing to a one-story 1950's ranch style home. He explained that the additions, while trying to be balanced, will be in keeping with the simple style of the home.

Mr. Wideman stated that the second-story addition looked unbalanced and referred to it as a "pop-top" addition. Mr. Hoffman stated that from a plan point of view, the addition is in the correct place, but felt that it was out of balance. Mr. Adams thought that the addition was fine as an asymmetrical design. Mr. Shaw suggested minimizing the mass from the street, by placing the second-story addition at the rear of the property where the grade elevation is lower. He noted that the announcement to the neighbors indicated a two-story addition and did not mention the one-story garage addition which will add 500 square feet to the footprint. Mr. Jansen said the addition will provide a view of the ocean at its proposed location. Dr. Rosenberg believed that there was no other option for a second story master bedroom suite.

Robert Garvy, 200 Esplanade Way, addressed the Commission. He indicated that the notices to the neighbors were mistakenly sent to the neighbors of 1430 North Lake Way rather than 1430 North Ocean Boulevard. He submitted two letters for the file which reflected his comments. He also agreed that the second-story addition appears to be the best attempt that can be done with this property.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B79-02 Addition

Applicant: Phyllis Fireman
Address: 14 South Lake Trail
Architect: Smith Architectural Group
Project Description: New one-story addition at the south facade. Extension of an existing loggia at the west facade. Addition and height change at the staff area, north facade.

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

Architect Jeffrey Smith said the house was originally designed by Marion Sims Wyeth in 1969. The project involves a new portico, enlarging the existing loggia with a terrace above it, and replacing glass sliding doors with French doors. The one-story addition will provide bathrooms and closets for the master suite. A portico on the lake side of the house will match the portico on the pool house. The staff quarters will increase in size approximately 40%. Concrete baskets, that are currently on the roof, may be replaced with round finials or they may decide to eliminate all of the decorations from the roof. Mr. Hoffman suggested having no decorations on the roof at all.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

B80-02 Demolition

Applicant: Three 50 Realty Corporation
Address: 219 Chilean Avenue
Developer: Ocean Drive Development
Project Description: Demolition of all existing structures.

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

Contract Purchaser Anthony Solo distributed photographs of the existing buildings to the Commission Members. He reported that his research of the structures determined that there was no significant architectural style or value to the buildings. Both buildings are non conforming relative to lot coverage and set backs.

**MOTION BY DR. ROSENBERG TO APPROVE DEMOLITION (OF TWO BUILDINGS, AND WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 10 DAYS PER SECTION 66-444. STANDARDS, (C).
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B81-02 Addition

Applicant: Mr. Edward De Guardiola
Address: 222 Mockingbird Trail
Architect: Robert L. Bell
Project Description: Addition of approximately 923 square feet at the master suite to the east side of the residence.

Mr. Zukov indicated that he visited the site.

Architect Robert Bell presented a photo board of the house and said the project was an addition of a master bedroom suite.

Some of the existing conditions of the house were discussed, such as the barrel tile roof painted white, and a previous addition having a flat roof and a parapet. Some Commissioners thought that by lowering the roof level of the addition, it would relate better to the existing roof heights. Mr. Wideman and Mr. Hoffman considered the roof on the addition fine the way it was presented, and believed that if the roof were flattened it would again introduce another roof form.

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

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

MR. HOFFMAN YES
MR. WIDEMAN YES
MR. ADAMS YES
DR. ROSENBERG YES
MR. SHAW YES
MR. ZUKOV NO
MR. SCHULER YES
MOTION CARRIED 6-1.

B82-02 New Residence

Applicant: H.B.R., Inc.
Address: 211 Ridgeview Drive
Architect: The Lang Architectural Group, Inc.
Project Description: A new two-story residence

Mr. Adams stated that he met with the owner of the property and discussed the project.

Architect Donald Lang reported that this project was reviewed and approved by ARCOM last August. As the previous ARCOM approval expired the last month, the review of the Georgian style residence was treated as a new project.

It was remarked that the Parthenon did not relate with the Georgian style of architecture. Mr. Lang stated that the structure is a the pool cabana and that it will be far from the road.

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

B83-02 New Residence

Applicant: Lyle Finley
Address: 140 Brazilian Avenue
Architect: Smith and Moore Architects
Project Description: New two-story Italianate, single family residence

Mr. Shaw, Mr. Wideman, Mr. Hoffman, Mr. Adams and Mr. Zukov said they met with the architect and reviewed the plans.

Associate Edward Saung presented the two-story, 8,640 square feet, Italian style single family residence to the Commission. The main entry will have a triple arched, recessed colonnade with projecting two-story wings on each side. First floor windows will be full length with arches above, and the second-floor windows will be smaller with less detail. Architectural details include a rusticated cast stone water table and cast stone window surrounds. The garage doors will be metal with wood cladding. The decorative metal and glass front doors will have a pair of solid core, raised panel doors beyond. The building walls will be pale gray with darker grey trim, pilasters, and water table. The two-story mass will be centered on the lot away from the property edges. The existing ten feet ficus hedges along the north, east, and west property lines will remain as well as the existing banyan and ficus trees. A hedge of eureka palms and six cocoanut palm trees will be planted along the south property line for additional screening.

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

B84-02 Approval Extension/New Residence

Applicant: Mr. and Mrs. Michael Gretschel
Address: 1230 North Ocean Boulevard
Architect: Smith and Moore Architects
Project Description: Extension of a previously approved two-story Mediterranean style residence

Mr. Shaw, Mr. Wideman, Mr. Hoffman, Mr. Adams and Mr. Zukov said they met with the architect and reviewed the plans.

Architect Jon Moore stated that they were seeking an extension of the original ARCOM approval which was a year ago.

MOTION BY MR. ADAMS TO APPROVE EXTENSION OF THE ORIGINAL PROJECT APPROVAL.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B85-02 Redesign/New Residence

Applicant: Three Development Company
Address: 232 Garden Road
Architect: Smith and Moore Architects
Project Description: Redesign of a previously approved two-story single family residence.

Mr. Shaw, Mr. Wideman, Mr. Hoffman and Mr. Adams said they met with the architect.

Note: Mr. Zukov and Mr. Strawbridge were out of the meeting room when this project was called. Therefore, Ms. Diver was a voting member for this project. Mr. Zukov indicated on his ex-parte communication form that he met with the architect.

Architect Jon Moore presented the design changes of the previously approved project. He explained that the plans were revised with a reduction in width and length by several feet. The landscaped area has been increased from 48% to 50% and the foot print was decreased from 26% to 24%. The second floor master bedroom and bathroom were also redesigned. The architectural style of the house was changed to be less formal.

Chairman Schuler read a letter from F.W. Roebing, III and Kate M. Roebing who reside at 235 Eden Road, which stated their concern with construction during the winter season. He also read a letter from William D. Yahn, 211 Garden Road, supporting the redesign of the proposed residence.

The Commissioner's commented that the revised style of the house was more in keeping with the neighborhood.

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

B86-02 Demolition and New Residence

Applicant: CND Property, LLC
Address: 242 Merrain Road
Contractor: Tuscany Corporation
Project Description: Demolition and new two-story Mediterranean home with clay barrel tile roof and cast stone ornamental columns

Mr. Adams and Mr. Zukov said they met with the contractor and reviewed the plans.

Architect Greg Portman read the demolition report into the record, and Building Contractor Tony Escandari distributed photographs of the existing house to the Commission Members. Mr. Portman's report indicated that the existing one-story house was 2,512 square feet and the replacement house will be approximately 5,000 square feet. He indicated that the surrounding hedge material and landscaping will be augmented with the new landscape plan, and that the hedge in the front will be replaced with a new hedge.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION, (WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 10 DAYS AS PER SECTION 66-444. STANDARDS, (C).
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Portman presented elevation drawings of the proposed residence. The stucco house will have cast stone ornamentation over the windows and arches, wrought iron railings at the balconies and at the front door, and a full barrel tile roof. Mr. Escandari stated that the roofing material will have variegated colors. The glass in the windows and doors will be impact resistant. Pecky wood accents will be used at the doors and along the roof line.

Mr. Wideman remarked that this house was intrusive and would loom over the other homes in the neighborhood. He further commented that the massive and ornate style of architecture was out of keeping with the neighborhood, the detailing of the windows needs consistency, and that the house needed simplification. Mr. Hoffman agreed, and mentioned that the detailing was very heavy especially around the front door, the portico was very massive, the window looked compressed in the tower, and the two windows differed in size on either side of the bay. Mr. Adams commented that the street is in transition. Mr. Shaw was sensitive to the transition of the

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street, but thought this project was a bit too much for the property. Mr. Strawbridge recounted that four Mediterranean style homes, all painted yellow, were approved at this meeting. He remarked that diversity of character was being lost in the town.

Chairman Schuler read a letter of objection from Jean Zwicky who resides next door at 246 Merrain Road.

Ms. Zwicky addressed the Commission and stated that it was a handsome house, but it belongs on a larger lot and possibly on another street.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B87-02 Additions

Applicant: Mr. and Mrs. Jim Karman
Address: 110 Seaspray Avenue
Architect: The Pandula Architects
Project Description: Main entry porch and loggia addition to existing shingle style residence.

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

Architect Eugene Pandula presented the proposal of a 600 square foot addition. He remarked that the project is a series of four additions to the front of an existing shingle style house. A screened sitting porch connected to the main residence by a covered walkway will be added. An addition to the entrance foyer, including a powder room, will allow circulation patterns in the house that will not go through the main rooms. A covered entrance porch will also be added to the front of the house. The sitting porch will allow for views of the ocean and double as a swimming pool cabana. The covered walkway will look like a trellis, but will have a solid roof on it. The transom window above the new entry was discussed. After explanation from the architect, it was decided that the trim made the window appear large. Mr. Strawbridge thought that the proportion of the windows gave a vertical appearance to the house. Mr. Pandula proposed a solution to raise the panels at the bottom of the column bases, to a normal window sill height, which would alleviate the problem of verticality.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISIO TO DIMINISH THE TRIM AROUND THE WINDOW ABOVE THE ENTRY.

MOTION SECONDED BY MR. ZUKOV.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

B88-02 New Residence

Applicant: 101 Casa Bendita, LLC
Address: 101 Casa Bendita
Architect: Ralph Cantin / Developer: J.F. Brennan
Project Description: Construction of a new two-story single family Mediterranean style residence with motorcourt, open terraces and open entry walls.

Mr. Zukov said he met with the architect.

Architect Ralph Cantin introduced Developer Joe Brennan and stated that a variance allowing the floor height to remain the same as the existing house was approved by the Town Council. He displayed a scale model of the proposed project and explained that the cabana will open onto a terrace connecting the second-floor master suite and guest bedroom. A double staircase will lead from the driveway to an open terrace. Mr. Cantin indicated that the building materials will include Ludowici clay barrel tile, solid impact mahogany windows, cast stone bandings and stucco.

The entry was perceived as weak in comparison to the large, grand staircase leading to it. Developer Joe Brennan responded by saying the entryway will be denoted by its iron work and overhang, but agreed to redesign the entry with pre-cast stone and large iron lanterns. A single story winged projection, or a colonnade, was suggested to alleviate exposure to the weather from the stairs to the entry. Mr. Brennan was asked about the building colors and he responded that lighter colors do well close to the ocean.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE NOVEMBER MEETING TO RESTUDY THE ENTRYWAY.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

B89-02 New Residence

Applicant: 313 Dunbar, LLC
Address: 313 Dunbar Road
Architect: Portuondo Perotti Architects
Project Description: A one and two-story single family Mediterranean villa on the lake with a loggia courtyard, finished in smooth stucco with cast stone architectural features and cypress wood trim with a terra cotta clay barrel roof.

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

Architect Raphael Portuondo presented the Mediterranean style home with loggias, court yards and gardens. Because the depth of the lot was insufficient, they received a site plan approval from the Town Council. A loggia, overlooking the front gardens will lead to the front door. The house will have approximately 5,000 square feet of living space. The two-story mass of the house will be located at the center of the lot and the one-story masses at the perimeter. Mr. Portondo stated that all of the building materials will be authentic.

The buttress at the entry loggia and the window dividers were items of discussion, but after Mr. Portondo and Developer Ed Cury described the theory behind the designs, they were acceptable to the Commission. The architect was complemented for doing a beautiful job locating the house on the lot and having a great sensitivity to the neighbors. He was also applauded for using very little hardscape.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A34-02 Landscape, Hardscape & Landscaping Lighting

Applicant: Barbara Madsen
Address: 258 Miraflores Drive
Architect: Donald Murakami
Project Description: Landscape, hardscape and landscape lighting plans

This project was deferred from the August meeting at the owner's request and deferred from the September meeting at the architect's request.

Chairman Schuler moved this project to the end of the agenda at the applicant's request.

This project was heard after item number A39-02.

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

Landscape Architect Donald Murakami said that a four to five foot podocarpus hedge will help screen the front loading garage from the street. The owners have an extensive collection of banzai that he will be incorporate with the planting plan. Mr. Murakami commented that the landscape plan could be more detailed as plant materials and quantities were not indicated on the plans. Ms. Claire Madsen, speaking on behalf of her mother, Mrs. Barbara Madsen, indicated the construction project was at the tie beam stage. The Commission asked the architect to finalize the plans and come back next month with a full presentation as there was time before the construction project will be completed.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE NOVEMBER MEETING FOR A FULL PRESENTATION.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A35-02 Sign

Applicant: Sun Trust Banks
Address: 109 Royal Palm Way
Contractor: Ferrin Signs, Inc.
Project Description: Install pin mounted painted aluminum letters which read "Sun Trust" to east elevation and south elevation.

This project was deferred from the September meeting for restudy.

Mr. Frank stated that the applicant agreed to a staff approval as they reduced the size of the lettering and eliminated the sign facing South Ocean Boulevard.

**MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.**

A36-02 Landscape & Hardscape

Applicant: T. J. Hoffmaster
Address: 309 Garden Road
Architect: Lang Design, Inc.
Project Description: Hardscape layout

This project was deferred from the September meeting for lack of presentation.

No ex-parte communications were announced relative to this project.

Landscape Architect John Lang presented a color site plan and indicated that this is a courtyard home. The new building was approved with the perimeter landscape/hardscape plans, but they decided to eliminate a wall and plant additional vegetation behind the swimming pool for more privacy. In order to get the sloping front yard level, a small knee wall will be added that will taper from 0 to 2 ½ feet high. He said the house will not be seen from the street with the amount of planting that is proposed.

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

D. NEW BUSINESS - MINOR PROJECTS

A37-02 Awning Color

Applicant: Spiga
Address: 209 Worth Avenue
Contractor: American Awning
Project Description: Change color of an awning from burgundy to eggshell

There were no ex-parte communications announced.

Awning Contractor Joe Matti distributed photographs which depicted several burgundy colored awnings on the building. He proposed changing one of the awnings to an eggshell color with an orange trim.

**MOTION BY MR. HOFFMAN TO DISAPPROVE THE AWNING COLOR CHANGE IN ACCORDINANCE WITH ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387 (CRITERIA), 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. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A38-02 Landscape & Hardscape

Applicant: Mr. and Mrs. Marc Haisfield
Address: 206 Dunbar Road
Architect: Steven M. Dauber/Life Force Nurseries
Project Description: Landscape plan, planting, driveways, walls, etc.

Mr. Zukov indicated on his ex-parte communication from that he visited the site.

Landscape Architect Steven Dauber stated that the front yard will be open to Dunbar Road by removing the 8-foot ficus hedge and replacing it with a 4-foot wall. Garage access will enter from North County Road. The swimming pool area will be surrounded with zoysia grass.

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

Mr. Frank informed the Commission that there was a high level of coordination of the landscape

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drawings and the engineers drainage plans. He wanted to commend Mr. Dauber for a job well done.

A39-02 Landscape & Hardscape

Applicant: Pattswan
Address: 1960 South Ocean Boulevard
Architect: A. Grant Thornbrough
Project Description: Landscape, hardscape and landscape lighting.

There were no ex-parte communications disclosed.

Landscape Architect Grant Thornbrough stated that nothing will be done with the land east of South Ocean Boulevard. A four-foot high wall along the road will have layers of hedging material in front of it. The driveway will have old Chicago brick on a shell rock base and the other flat surfaces will have genuine keystone materials. A portion of mangroves will be untouched on the lot and a very large seagrape tree will also remain. The landscape lighting will consist of composite bullet fixtures with incandescent bulbs installed in landscape beds. The lights will be controlled by an atomic clock making it unable to adjust the 40 watts or less lighting during turtle nesting season. Nine royal palm trees in the back yard will be lit by twelve 120-watt fixtures, and 50-watt flood lights will light other trees on the property. The Commission thought the amount of light for the 2 ½ acre parcel was acceptable.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

Mr. Frank said there is a situation that developed at 346 Seabreeze Avenue. The plan that was presented to ARCOM was additions and expansions to an existing house, but actually on the site, almost a 100% demolition took place. The architect and the contractor claim that they procedurally followed what they were instructed to do by the building department.

MOTION BY MR. SHAW TO PLACE THIS ITEM ON THE NOVEMBER ARCOM AGENDA.

MOTION SECONDED BY MR. WIDEMAN.

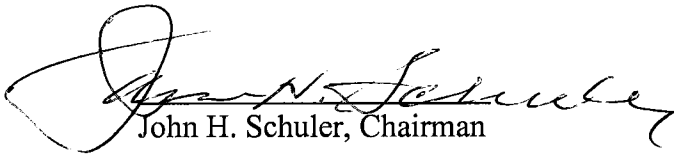
MOTION CARRIED UNANIMOUSLY.

IX ADJOURNMENT

The meeting was adjourned at 2:50 p.m.

The next meeting of the Architectural Commission will be held on November 22, 2002 at 9:00 a.m. in the Town Council Chambers, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,



John H. Schuler, Chairman