

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, AUGUST 23, 2000
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:

Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Leslie Shaw, Member (Arrived AT 9:07)
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Robert Moore, Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Clay Brooker, Town Attorney
Gretchen Dayton, Recording Secretary

ABSENT:

John H. Schuler, Chairman
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member

Please note that Mr. Wheelock's and Mr. Strawbridge's absences were not classified as excused. Mr. Schuler's absence was classified as excused.

Mr. Bell chaired the meeting and Mr. Messing was a voting member throughout the meeting.

III. APPROVAL OF THE MINUTES FROM THE JULY 26, 2000 MEETING

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

IV. SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT DEFERRALS

B52-00 Landscape

Applicant: The Breakers
Address: One South County Road
Project Description: Golf course south border landscaping plan, west of South County Road.

This project was reviewed informally at the May meeting and deferred from the June and July meetings. The applicant requests deferral to the September meeting.

B58-00 Additions

Applicant: Linda Latham Beaty
Address: 271 Plantation Road
Architect: Giacomelli Architects, Inc.
Project Description: Additions and alterations to an existing one-story CBS residence. New swimming pool. Deduction of non-conforming service wing.

This project it was deferred from the June and July meetings. The architect requests deferral to the September meeting.

B70-00 Addition

Applicant: Barry Pinciss and Joanne Warshaver
Address: 223 Seminole Avenue
Architect: Brower Architectural
Project Description: Addition of two-story stair case, addition of swimming pool, renovation of driveway, general interior renovation, demolition of two-story portion, front elevation renovation.

This project was deferred from the July meeting. The architect requests deferral to the September meeting.

B71-00 Addition

Applicant: William Kaye
Address: 302 Eden Road
Architect: Noe Guerra
Project Description: Addition of a second story to a two-story house.

This project was deferred from the July meeting. The architect requests deferral to the September meeting.

B73-00 Addition

Applicant: Jay Dewing
Address: 156 Dolphin Road
Architect: Glenn P. Harris
Project Description: Second floor addition to an existing one-story residence.

The architect requests deferral to the September meeting.

**MOTION BY MR. WIDEMAN TO DEFER PROJECTS B52-00, B58-00, B70-00, B71-00 AND B73-00 TO THE SEPTEMBER MEETING.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B33-00 New Residence *

Applicant: Samuel and Louise Edelman
Address: 1255 North Lake Way
Architect: Preston T. Phillips and Smith and Moore Architects
Project Description: Construction of a new two-story residence.

Demolition was approved at the April meeting and the new residence was deferred from the April, May, June and July meetings.

Mr. Adams and Dr. Rosenberg said they met with the architect and discussed the project.

Architect Edward Song introduced Landscape Architect Jack Lasmith and presented the project. Mr. Song said retractable canvas awnings will be used over the entrance and at two other areas on top of the building. Stainless steel grill work will be used on three

stainless steel overhangs. The CCR of the project is at 4.31 with a total square footage of 6,093.

Mr. Lasmith presented the conceptual landscape plan. He displayed photographs of multi colored paving material in curved or swirling patterns along with a color board of the different paver colors. He explained that the building surface needs to be considered before making the final hardscape material choices and that he was not prepared to present the final landscaping plan at this time.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.**

It was suggested to add to the motion that the approval does not include landscape and hardscape.

**AMENDED MOTION BY MR. MESSING TO APPROVE THE PROJECT AS
PRESENTED EXCLUDING LANDSCAPING AND HARDSCAPING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B37-00 Addition *

Applicant:	Laura Andre, Inc.
Address:	167 Seagate Road
Architect:	Everett H. Jenner
Project Description:	Add a second floor, adjust beam and plate heights where required. The existing east portion of one-story remains in place.

This project was deferred from the April, May, June and July meetings.

Dr. Rosenberg said he spoke to the architect regarding this project.

Project Architect Everett Jenner introduced Project Designer Skip Jackman. Mr. Jackman said the client decided to completely change the architectural style from French to an Island style.

Mr. Frank commented that staff did not receive the revised plans prior to the meeting.

Mr. Jackman said the decision was made one week before the meeting, the size of the proposal has not changed and the floor plan is the same as the previous presentations. The roof was changed from a mansard style roof to a pitched roof.

Mr. Hoffman said there was a great deal of improvement over what was submitted the

last time, especially the use of a regular pitch roof rather than a mansard roof. Changing of the pediments over the windows on the south elevation was also an improvement to the original proposal.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT WITH THE PROVISION THAT STAFF REVIEW IT FOR CODE COMPLIANCE AND TO COME BACK WITH THE LANDSCAPE AND HARDSCAPE PLANS.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B64-00 New Residence

Applicant: Ecclestone Signature Homes
Address: 137 Woodbridge Road
Architect: Smith & Moore Architects
Project Description: Construction of a two-story Mediterranean style residence.

This project was deferred from the June and July meetings and the demolition portion of the project was approved at the July meeting.

Mr. Wideman, Mr. Bell, Mr. Hoffman and Mr. Adams said the met with the architect and discussed the project.

Architect Jon Moore described the project as having a total square footage of 8,143, an FAR of .39, lot coverage of 24.6% and landscape coverage at 48%. The house has the typical Mediterranean style detailing with mission barrel clay tile roof, wood outlookers, cast stone surrounds and sills and Corinthian columns. The impact windows will be a casement with clad wood. An Ivory color is proposed for the building walls and the trim will be a toupe color.

Mr. Hoffman believed that since the house will be set back far enough from the street, it will not appear too massive.

Mr. Shaw commented that the windows of the second floor seem to be too close to the roof line.

Mr. Jon Moore said the drawings may be misleading because the windows were at least 14" from the ceiling.

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

B65-00 Addition

Applicant: Greencabb, Inc.
Address: 1676 South Ocean Boulevard
Architect: The Lawrence Group
Project Description: Addition of a stone entrance portico and foyer, cabana area and fenestration refinements.

The north and west elevations of this project were deferred from the June and July meetings.

There were no ex-parte communications regarding this project.

Architect Eugene Lawrence said the Town Council reviewed and approved the north and west elevations of this house at their August meeting. The project is an addition of a two-car garage, extension of the kitchen and the addition of a one-story porch. New impact glass windows of equivalent sizes will be installed.

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

B. NEW BUSINESS - MAJOR PROJECTS

B72-00 Demolition

Applicant: Amigo Partnership
Address: 329/333 Australian Avenue
Architect: Smith & Moore
Project Description: Demolition of two homes at 329/33 Australian Avenue

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

Architect Edward Song reported that the 2,038 square foot house located at 333 Australian Avenue was designed by Howard Chilton in 1946. The house located at 329 Australian Avenue was built in 1924 and it has been vacant since 1992. It has extensive wood-rot and termite damage.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE
STANDARD PROVISIONS (TO SOD OR SEED AND IRRIGATE THE LOT
WITHIN 90DAYS.)
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

B74-00 Demolition and New Residence

Applicant: 2228 Ibis Isle Road West
Address: Massoumni, Trustee
Architect: The Pandula Architects
Project Description: Demolition of existing one-story residence and new two-story Mediterranean style residence

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

Architect Eugene Pandula explained that the existing one-story ranch style house was designed by Draftsman John Baily and was built in 1969. He said the house has severe water damage and has not been maintained.

**MOTION BY MR. MESSING TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Pandula presented the proposal for the new residence which will be located next to a condominium building on Ibis Island. He said the island has an eclectic mix of architecture. The proposal indicates a side yard set back at 22', but he would like to slide it over to a 19' side yard set-back for more room on the other side yard. There will be some enclosed gardens/courtyards facing the street and some open court yards on the sides. A major loggia and stair hall will run through the center of the house. The second floor will be about 1,000 square feet less than the first floor and the site plan layout remains similar to the existing layout. The gross square footage is 6,425 square feet, CCR is 3.94, which is 8% above what now exists on the site. The areas that are not two-story will have flat roof decks in order to keep the massing down, but the tower element will have a beam height of about 24'. The lightly textured stucco will be a light toupe color with a deeper toupe color cast stone surrounds. Mahogany doors and windows and a three-color blend clay barrel tile roof will be used in this project with a faux rust color aluminum hand rails.

Some Commissioners believed that the massing was not an issue and others thought it was too massive for the neighborhood. It was stated that there were no other Mediterranean styles of architecture on the island. The detailing around the front entry was discussed which was felt to be too busy, and the detailing around one of the windows had yet another type of detailing.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE SEPTEMBER MEETING FOR RESTUDY OF THE FRONT DOOR , TO SIMPLIFY THE SURROUNDS, TO SIMPLIFY THE BAY WINDOW AND TO SIMPLIFY THE ORNAMENTATION.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

B75-00 Renovation

Applicant: SLS Asset Management LTD.
Address: 401 Brazilian Avenue
Architect: SKA Architects
Project Description: Renovate twenty-four unit apartment building into two, three-story, Tuscan villa style townhomes. Heights are to be the same as existing building with mahogany windows, wood shutters and iron gates.

Mr. Shaw and Mr. Adams declared meeting with the architect and the developer. Dr. Rosenberg met with the attorney. Mr. Messing, Mr. Hoffman, Mr. Wideman and Mr. Bell met with the attorney and the architect.

Architect Pat Seagraves presented the renovation of an existing 24 unit apartment building to a duplex building project. The existing footprint will be reduced by 1,600 square feet and will go from four stories to three stories, even though the project received a variance a plate height of 25'5", which is a couple of feet higher than what is allowed in this zoning district. The architectural style will be changed to a Tuscan Villa style using clay barrel tile roofing material, cypress soffit fascia and rafter tails with stucco detailing. The windows will be made of mahogany and gates will be added to the deeply set entry doors. The west elevation has a site wall which will remain.

Attorney Ron Kolins, representing the applicant, addressed the Commission. He reported that the Town Council suggested using a single central driveway breaking into two separate motor court areas as apposed to two separate driveways.

Mr. Seagraves said they have an alternate plan reflecting the Town Council's suggestion.

Mr. Hoffman appreciated the fact that the air-conditioning units were on the roof. He commented that and the proposal was an improvement, but felt that the windows on the east elevation look crowded. Mr. Seagraves said he tied these windows together with a stucco band and columns.

Mr. Adams described the two entries as mirror images of each other and he felt they should be dissimilar.

Mr. Shaw asked that hedge material be planted as soon as possible to minimize the impact on the neighbors giving them time to grow. He also asked that the property wall be installed around the swimming pool rather than erecting a temporary construction wall.

Mr. Kolins specified one of the conditions of the Town Council was to minimize both the time and impact of the construction on the surrounding area.

Dr. Rosenberg stated that the symmetry of these two units was not typical of Tuscan architecture. He recommended changing the entries and the balconies to create some asymmetry. He commented that the mansard roof was another issue even though it hides the air-conditioning units from the street.

Mr. Messing felt that since this building was going from twenty-four units to two-units, it was a plus, and he felt that the architecture was a big improvement over what was there.

Mr. Wideman described the symmetry of the project as handsome.

Mr. Bell said the roof was continuous and straight across, the windows were not appropriate for Tuscan architecture, and that it was not a Tuscan style building in any way.

Mr. Kolins commented that they are taking a building and improving what is already there, including the roof. He said they were willing to go with the single driveway and go with the symmetrical doors or different ones. He said they decided not to demolish the building because it is an existing structure and there are certain benefits of grandfathering with this structure that they would not get if they tore it down and started over again. His client felt he could make something nice out of what was there with a relatively small amount of alteration.

Mr. Seagraves presented some revised plans to the Commission which were entitled plan "B."

Mr. Moore advised the Commission that the roof height cannot be raised because the Town Council has already passed a ruling regarding this.

Note: The revised plans were not submitted to staff before the meeting and were not in the ARCOM file.

**MOTION BY MR. WIDEMAN TO APPROVE PLAN "B" WITH THE
INCLUSION OF THE SINGLE DRIVEWAY.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

B76-00 Demolition and New Residence

Applicant: FASCA
Address: 169 Everglade Avenue
Architect: SKA Architects
Project Description: Demolition of existing one-story structure. New one and two-story Spanish style home with wood shutters, wood fascia and rafter tails with cast stone sills and trim with barrel tile roof.

Mr. Adams stated he met with the architect. Dr. Rosenberg said he met with the attorney. Mr. Messing, Mr. Hoffman, Mr. Wideman and Mr. Bell said they met with the attorney and the architect.

Architect Pat Seagraves explained that the original one-story home was built 1976 which was designed by architect Richard Giovanni and it is in fair condition.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS. MOTION SECONDED BY MR. SHAW. MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves presented the Spanish style project which included building materials of cypress fascia/rafter tails and soffits, wood shutters, cast stone sills and door surrounds. The entry door will be made of cypress or mahogany and will be recessed about 2'.5". Three windows on the stair tower will be inset with no decoration around them. An existing 5' high site wall on South County Road will remain which slopes down toward Everglade Avenue.

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

B77-00 New storefront

Applicant: Chopard USA, LTD
Address: 247 Worth Avenue
Architect: Sellek Architectural Consultants, Inc.
Project Description: New jewelry store with a recessed storefront

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

Architect Maria Sellek presented the project. The store front will be recessed slightly to articulate it from the other store fronts and the design will be similar to all of the other Chopard stores. The signs are compliant with the zoning rules at 18 square feet including the signs behind the glass store front. The textured stone material on the building will look similar to a Florentine palace. An existing sidewalk arcade will be filled in and the courtyard on the side of the building will also be enclosed becoming part of the store. And an existing awning will remain.

Mr. Frank advised that the previous tenant chose to sacrifice interior space for open exterior space with the sidewalk arcade.

Mr. Moore mentioned to the architect that ARCOM's approval is subject to the building department's review of the construction schedule and their determination if the project may or may not be completed before November 1, 2000.

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

B78-00 Cabana

Applicant: Mr. And Mrs. Kazloff
Address: 700 South County Road
Architect: Donald Lang
Project Description: New pool cabana

Attorney Wade Byrd asked to have this project heard later on the agenda as the architect was not present at this time.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO LATER ON THE AGENDA.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

This project was called again after Item #A55-00.

Mr. Bell said he met with Bill Elias regarding this project.

Architect Donald Lang said the project consists of a window being added to the east elevation, each of the three garage doors widened by one foot, an alcove or recessed area filled in to remodel the laundry room and a new cabana building. The arches, window design, shutters, fascia details and roof on the cabana building will all match the existing residence.

The Commission felt the rear wall of the cabana was too flat and it was suggested to incorporate some inward articulation to it.

Mr. Frank noted that normally fenestration would be staff approvals, but because they also wanted a new cabana, he asked them to present the entire project to the Commission.

Mr. Moore informed the architect that cooking facilities are for recreational purposes only. Mr. Lang said they are installing a sink and a dishwasher only, and there will be no cooking in the cabana.

MOTION BY DR. ROSENBERG TO APPROVE THE CABANA WITH THE PROVISION TO OFFSET THE REAR ELEVATION, (THE STORAGE ROOM), BY 6" AND TO APPROVE THE WINDOW AND GARAGE DOORS FACING SOUTH COUNTY ROAD.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A36-00 Revisions

Applicant: Douglas and Carolyn Ann Holder
Address: 256 Seaspray Avenue
Architect: E. Abraben
Project Description: Veranda with railing. Stucco window detailing. Roof overhang over service door. Decorative entry gate with wing walls.

This project was deferred from the June and July meetings.

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

Architect Manny Abraben presented the project and introduced Landscape Architect Cliff Lessinger and proposed a balcony element to balance the weight of the existing balcony. The railings were revised from straight pickets to a bowed shape. Trim will be added around the windows to match the front door surround. New black 6' wide pedestrian gates will be attached to two piers at the sidewalk with hedges and landscaping.

Landscape Architect Cliff Lessinger said a hedge will be planted around the pillars that will hold up the gate.

The Commission felt that a 6' wide opening at the pedestrian gates was too wide, the new balcony was too heavy and it crowded the front door, and straight picket railings were preferred rather than the bowed style of railings.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE
SEPTEMBER MEETING SO THAT THE ARCHITECT MAY BRING BACK A
PROPER PRESENTATION WHICH INCORPORATES THE GATES AND THE
HOUSE WITH PROPER DRAWINGS AND RENDERINGS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A47-00 Revisions

Applicant: Patience Campbell
Address: 261 Via Bellaria
Architect: Robert Henry
Project Description: Cast stone added to walls, window sills, front entry and chimneys.

This project was deferred from the July meeting.

The architect requests deferral to the September meeting.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

A48-00 Pergolas

Applicant: James Tigani
Address: 250 List Road
Architect: Lee Kvarnberg
Project Description: Add pergolas to front of house

This project was partially approved at the July meeting.

The architect requests deferral to the September meeting.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A50-00 Roofing Material Change

Applicant: Daniel Veale
Address: 126 Peruvian Avenue
Project Description: Change shingle roof to tile - clay Altusa; Spanish "S."

This project was deferred from the July meeting.

Building Contractor Errol Portuondo presented photographs of the existing house and said the owner would like to change the asphalt shingle roof to a clay Altosa Spanish "S" tile. The interior of the house is currently being renovated and the outside will also have

some modifications.

Mr. Frank noted that most of the houses on this street were originally British Colonial style. The house is in bad shape and the owner has done several improvements. He suggested to the owner that the project should be more than just a request for a roofing material change. The Commission should have some idea of the future alteration plans as the existing house is very eclectic with many different styles of architecture.

It was stated that small changes to the house will have a total effect on the appearance of it and the arches they propose will not match the existing style of architecture.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE SEPTEMBER MEETING AND TO PRESENT ALL OF THE PROPOSED CHANGES.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A51-00 Roofing Material Change

Applicant: Diane Galdi
Address: 179 Inlet Drive
Project Description: Replace white flat tile with blue glazed clay barrel tile.

This project was deferred from the July meeting.

This project was called after Item number A58-00 and no one was present to represent the project.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A52-00 Landscape & Hardscape

Applicant: Redpath Investments Corp.
Address: 437 Chilian Avenue
Architect: Greengiant Landscape
Project Description: Landscape, hardscape and pool for new single family dwelling.

No one was present to represent the project.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE
SEPTEMBER MEETING.**

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A53-00 Lighting

Applicant: The Breaker's
Address: 1 South County Road
Contractor: Luminary Effects, Inc.
Project Description: Landscape lighting around the new clubhouse and parking lot
lighting.

This project was heard after Item number A51-00.

Don Collier of Luminary Effects, Inc. presented the request for the golf course lighting plan. The light source or light bulbs will not be visible from outside of the property. He presented plans of the up lighting of the trees and the plans for the down lighting from the tops of the trees. The concrete pole lighting will be the same poles and fixtures that the Breaker's have used since 1926. The lights will be on from dusk to about 10:00 or 11:00 p.m. The lighting plan will coincide with the landscape plan so that vegetation will not cover the lights as it matures. Mr. Collier agreed to ask the Breaker's to keep the lights on until around 2:00 a.m.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE
PROVISION TO KEEP THE LIGHTS ON UNTIL 2:00 A.M.**

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A54-00 Landscape Plan

Applicant: G.W. partnership
Address: 230 Wells Road
Architect: Life Force Nurseries, Inc.
Project Description: Landscape Plan

Neil Cohen presented the project for Life Force Nurseries. The elevation drawing indicated palm trees that would be planted at the front of the house. Two triple Montgomery palms and three teddy bear palms will be planted within the circular area of the driveway. The under planting for this area will be heliconia, bougainvillea and some Australian tree ferns. Staggered height alexander palms will be planted along the sides of the driveway. Two 25'-30' tall cocoanut palms will flank the front of the house with a terraced effect under planting. Queen palms will block the view of the neighbors air-conditioning units that are on the roof. The driveway material will be chatahoochee stone and a large 25' high ficus hedge will run along the property line providing privacy from the neighbor. He presented an overlay drawing of the palm trees that will be planted at the front of the building.

It was felt by some of the Commissioner's that it was not an exciting plan and it was stated that the landscaping should be broken up with some trees that have canopies rather than having only tall palm tree trunk. It was recommended to replace the cocoanut palm trees at the front of the house with canary palm trees.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE SEPTEMBER MEETING TO RECONSIDER THE TALL PALM TREE MATERIALS, PARTICULARLY IN THE FRONT, WITH A RECOMMENDATION OF CANARY PALM TREES TO ANCHOR THE FRONT OF THE HOUSE, TO CREATE SOME VARIETY WITH SOME TREES WITH CANOPIES AND TO ADD SOME LANDSCAPING ON THE NORTH ELEVATION.

MOTION SECONDED BY MR. HOFFMAN.

ROLL CALL:

DR. ROSENBERG	YES
MR. HOFFMAN	YES
MR. ADAMS	YES
MR. WIDEMAN	NO
MR. SHAW	YES
MR. MESSING	NO
MR. BELL	YES

MOTION CARRIED 5-2.

A55-00 Landscape

Applicant:	The Breaker's
Address:	1 South County Road
Architect:	Jeff Blakely
Project Description:	Landscape and irrigation plans

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

Landscape Architect Jeff Blakely indicated that several plant material specimens will be relocated on the golf course including some existing Arikury palm trees which will be used as accent pieces on either side of the entrance. Calophyllum trees will be planted for screening in an area that Australian pine trees were removed and a Calophyllum hedge will be planted along South County Road. Chinese fan palms will be grouped at the entry at staggered heights up to 20'. A garden path will lead from the clubhouse to the tennis courts.

The commission requested that the hedge along South County Road be maintained and to plant taller trees as the east facade of the clubhouse was felt to be too plain. Mr. Blakely also agreed to plant the hedge a little farther into the property so that the hedge does not encroach onto the sidewalk.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT SUBJECT TO
ADDING ADDITIONAL TALL PALM TREES ON THE EAST WING
ELEVATION OF THE CLUBHOUSE.**

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A56-00 Landscape

Applicant: Vickers Development
Address: 242 Country Club Road
Architect: Bruce Melanofsky
Project Description: Landscape

Maria Tuttle of Tuttle's Landscaping Company presented the project which included a ficus hedge surrounding the property and eureka palms to provide additional screening.

Vice-Chairman Bell advised Ms. Tuttle that color site plans and elevation drawings are required for ARCOM presentations. The Commission felt that additional plant material should be added to the front of the house, especially in the center island of the driveway, and additional plant material added to the rear of the property.

**MOTION BY MR. MESSING TO DEFER THE PROJECT TO THE
SEPTEMBER MEETING TO ADDRESS THE CONCERN ABOUT THE FRONT
AND THE BACK AND BRING SAMPLES OF THE HARDSCAPE MATERIAL.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

A57-00 Vinyl Siding

Applicant: Leonard Rogers
Address: 575 Island Drive
Contractor: Jadway Construction
Project Description: Remove existing Dutch lap clapboard siding, install pressure treated plywood, cover with vinyl siding material.

This project was head after Item #A53-00.

Building Contractor Jim Desiderio presented the project. The white vinyl siding material will be installed at the two dormer windows in the front of the house and the two dormer windows in the back of the house.

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

A58-00 Roof Material Change

Applicant: Enrique Senior
Address: 1296 North Lake Way
Contractor: Southern Roofing
Project Description: Change of flat white cement tile roof to a hand made clay barrel tile roof.

This project was heard after item number A50-00.

Frank Senior presented photographs of the existing house and read a letter from his brother, Enrique Senior, which stated that the house has a typical British Colonial style of architecture, and the existing white cement tile roof is more than 40 years old.

Mr. Hoffman indicated that the style may not be a true British Colonial, but it is certainly not a Mediterranean style, and that a white cement tile would be more appropriate. Mr. Senior was asked to restudy the architectural style of the house and give the Commission an idea of where this project was going. Mr. Bell recommended a submission of drawings for a total presentation.

Mr. Frank said the owner is an architect and he felt that he may have a master plan for the house.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A59-00 Revisions

Applicant: Mr. Augustine Fallione
Address: 970 North Lake Way
Architect: Pandula Architects
Project Description: Architectural detailing revisions to front (east) building elevation

This project was heard after Item Number A57-00.

Architect Eugene Pandula said this was intended to be an informal presentation to see if the Commission liked the concept of the proposal. The owner wanted to unite the facade so that it does not have all of the disparate elements without demolishing the house. They will keep the existing roof line and add an extended loggia at the edge which will unify the overhang of the roof, and center the architectural elements. Piers, columns, and a parapet wall running across the roof overhang are the only changes to the facade. Mr.

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MOTION BY DR. ROSENBERG TO SUGGEST TO THE TOWN COUNCIL THAT THEY SOLICIT ADDITIONAL PROPOSALS THAT ARE MORE COMPREHENSIVE AND MORE COMPLETE THAN THE THREE THAT HAD BEEN RECEIVED.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

Mr. Wheelock said that each of these suggestions carries a time frame of ten to fifteen months that he felt was realistic. He suggested that the advertising run in the Palm Beach Post Times for one week or issue an "e" mail. Any competition would require a minimum of four weeks of design time. He said the original advertisement stated "the proposal should include design fees *if any*" and that a professional firm seeing this remark would assume they would be competing with a firm that will do it for nothing and may not be interested in competing.

Mr. Moore said that the Town Council requested this wording in the advertisement.

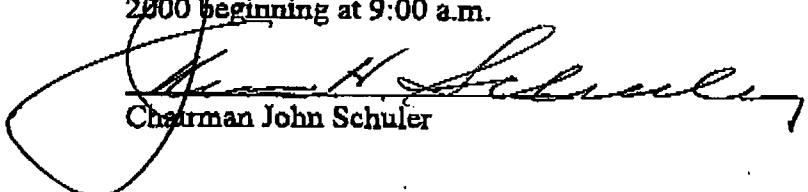
Mr. Wheelock understood, but felt that it would discourage a normal professional person who has to make a living.

Mr. Moore said that ARCOM will have the final plan before them for their vote, and this is just a narrowing down process.

IX. ADJOURNMENT

The meeting was adjourned at 3:40 p.m.

The next meeting of the Architectural Review Commission will be held on August 23, 2000 beginning at 9:00 a.m.



Chairman John Schuler

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