

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY, JULY 23, 2003
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Lindley M.F. Hoffman, Member
Nikita Zukov, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
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

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Schuler.

IV. APPROVAL OF THE MINUTES FROM THE JUNE 25, 2003 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

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

Mr. Frank reported that project number B30-03 was re-advertised, however, no revised plans have been received by staff. Therefore, he recommended deferring the project to the August meeting.

VI PROJECT DEFERRALS/REMOVALS

B43-03 Additions

Applicant: Mr. Sterling M. Hamill and Ms. Leslie K. Bullock
Address: 177 Clarendon Avenue
Architect: SKA Architect & Planner
Project Description: Master bathroom addition to be approximately 420 square feet, library/loggia to be approximately 420 square feet, renovation of office/den, renovation of pool cabana and addition of french doors and balconies in master bedroom, library and dining area. All additions and renovations to match existing Mediterranean style house.

This project was approved at the June meeting with the exception of the widow's walk. The architect requests deferral to the August meeting.

B56-03 New Residence

Applicant: Ocean Drive Chilian LLC
Address: 219 Chilean Avenue
Architect: Lang Architectural Group
Project Description: New classical Mediterranean, single family, two-story residence.

The developer requested removal from the agenda.

MOTION BY MR. WIDEMAN TO DEFER PROJECT NUMBER B43-03 TO THE AUGUST MEETING, REMOVE PROJECT NUMBER B56-03 FROM THE AGENDA, AND DEFER PROJECT NUMBER B30-03 TO THE AUGUST MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B30-03 Pool House

Applicant: William and Katherine Rayner
Address: 215 Coral Lane and 216 Emerald Lane
Architect: Peter Marino Architect
Project Description: "Pool house (accessory structure) and swimming pool; materials include stucco at building walls, barrel tile roof, lime stone columns and building trim."

This project was deferred from the April meeting for restudy, it was deferred from the May meeting as no one was present, it was deferred from the July meeting at the architects request, and it was re-advertised per ARCOM action.

Note: The motion regarding this project was included in the motion under section VII. Project Review A. Project Deferrals/Removals.

B33-03 Addition

Applicant: Diana and George Abouzeid
Address: 1072 North Ocean Boulevard
Architect: Blue Minges Architect
Project Description: "Add second story living and loggia. Consolidate numerous details into a more coherent design. Add exterior stair and miscellaneous arches."

This project was deferred from the May meeting for restudy and from the June meeting at the architects requests.

Mr. Frank reminded the Commission that they requested a landscape plan for this project. He had been informed by the architect that the homeowner was reluctant to hire a licensed landscape architect, therefore, he would like another month to coordinate the project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B9-03 Addition

Applicant: Michael and Ann Small
Address: 156 East Inlet Drive
Architect: Phoenix Architects
Project Description: "Addition of porte cochere and a north wing. Redefinition of architectural style including the addition of barrel roof tile."

This project was deferred from the February and June meetings for restudy, and from the March, April and May meetings at the architect's request.

Only previous ex parte communications were disclosed regarding this project.

Architect Lynn McColl introduced the homeowner's Michael and Ann Small. She explained that the massiveness of the porte cochere was addressed by lowering the entire feature by 6 inches. Also, the amount of stucco was reduced between the arches and fascia. By replacing a section of driveway with grass-crete, the amount of greenspace was increased. Responding to comments that there are no other Mediterranean style homes in the neighborhood, Ms. McColl passed photographs of homes in the area that were. Mr. Small informed the Commission that their current family situation requires a larger house.

The Commissioner's agreed that the project was greatly improved. However, comments were made that the porte cochere was still too large for the house. The main chimney was too tall and the tower gave the house unnecessary height, which was also out of keeping with the architecture.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO LOWER THE PORT COCHERE A MINIMUM OF ONE FOOT, LOWER THE LARGE CHIMNEY A MINIMUM OF TWO FEET, AND LOWER THE OTHER TWO CHIMNEYS AS MUCH AS POSSIBLE WITH THE REVISIONS SUBMITTED TO STAFF FOR APPROVAL.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

B15-03 New Residence (V49-02)

Applicant: Scott Derrin and Michelle Ryan
Address: 254 North County Road
Architect: The Lawrence Group Architects
Project Description: "Construction of a two story, two bedroom and library house with a two-car garage."

Demolition was approved at the March meeting. Review of the new construction was deferred for restudy from the March and June meetings. In addition, it was deferred from the April and May meetings at the architect's request.

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

Architect Eugene Lawrence explained that the project was revised by removing some square footage from the second floor and replacing it with a balcony. The majority of the members felt that the house was still too large for the site, also massive and obtrusive on North County Road. Mr. Lawrence responded by comparing sizes of the buildings next to this project. It was rebutted that these are commercial buildings and they should not be compared with this residential project. Suggestions were made to further reduce the square footage on the second floor and mitigate the massiveness by reorganizing the guest-library and master bedroom, and to duplicate the same balcony railing detail at the underside of the tower. It was further suggested that if the north/south expanse of the second story were reduced, the proposal would be more acceptable. It was undecided if the rustication helped break up the mass or added weight to the house.

Property Owner Scott Derrin, responded to comments that this may be a speculation house, and stated it is not and that he and his wife will live in the house.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT CONSIDERING PROPERTY OWNERS RIGHTS, CONSIDERING WHAT WAS GRANTED BY TOWN COUNCIL AND CONSIDERING THE BREAK IN THE FRONT ELEVATION WITH A BALCONY.

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

DR. ROSENBERG	YES
MR. ZUKOV	YES
MR. WIDEMAN	NO
MR. ADAMS	NO
MR. SHAW	NO
MR. HOFFMAN	NO
MR. SCHULER	NO

MOTION FAILED 2-5.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE AUGUST MEETING TO CONSIDER THE COMMENTS THAT WERE MADE RELATIVE TO THE SECOND STORY AND ITS NORTH/SOUTH ELEVATION, TO INDENT IT SLIGHTLY, AND THE SIMPLIFICATION THAT WAS OFFERED IN THE SECOND CHOICE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B45-03 Exterior Revisions

Applicant:	Goodman Company
Address:	150 Worth Avenue
Architect:	REG Architects
Project Description:	Exterior upgrades and cosmetic changes - paint change, signage, landscaping & details.

This project was deferred from the June meeting for restudy of the entire building.

No one was present to represent this project.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore reported that the Goodman Company decided to go back to the drawing board and present a new project to take into consideration the special exceptions and variances that have been granted for the Esplanade and Neiman Marcus buildings. He imagined the project may not be ready for presentation next month due to the numerous issues they are dealing with.

B. NEW BUSINESS - MAJOR PROJECTS

B48-03 Storefront

Applicant: Ferragamo USA, Inc.
Address: 200 Worth Avenue
Architect: Sellek Architectural Consultants
Project Description: Interior renovation of the existing Ferragamo store within the existing building structure. Extension to the sidewalk of store entrance. Replacement of storefront windows and frame within the existing openings. Replacement of existing awnings with a new one at existing locations.

Mr. Wheelock said he had been to the site.

Architect Maria Sellek presented the project and explained that the stucco and stone will remain on the building while the framing and glass will be replaced with hurricane proof material. She displayed a sample board of champaign colored aluminum for the window frames, and red canvas for the awnings. A new rectangular entry will replace the large triangular vestibule. The signage will remain the same size and at the same locations.

The members felt that the project did not drastically change the building, and that it was a definite improvement. It was commented that the colors of awnings, in accordance with the Worth Avenue Guidelines, are to relate as closely as possible to the building color, which in this case is beige. After further discussion, it was decided the awning color suited the Ferragamo style.

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

B49-03 Demolition

Applicant: Robert A. Garvy
Address: 119 Reef Road
Project Description: Wrecking and removal of a one-story CBS house including slab and footers.

Mr. Wheelock said he visited the site.

Robert Garvy, 200 Esplanade Way, stated he has acquired the property at 119 Reef Road, which is directly behind his home. He stated that the plan is to landscape the lot and

come back to the Commission for approval for any structures in the future. He passed photographs of the existing house to the members. Mr. Frank read the demolition report that indicated the house was designed by Architect John Stetson in 1949. Mr. Garvy, responding to the question if he intends to tie this lot with his property, said yes, they have unitized the title.

MOTION BY MR. WIDEMAN TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS. MOTION SECONDED BY DR. ROSENBERG. MOTION CARRIED UNANIMOUSLY.

It was noted that there was no landscape plan indicating what vegetation will remain and what will be removed from the site.

B50-03 Addition

Applicant:	Blond O. Stab NV and Mrs. Maureen Donnell CEO
Address:	1690 South Ocean Boulevard
Architect:	Michael J. Johnson
Project Description:	Guest bedroom, laundry room and kitchen addition with a two-car, sub-basement garage.

There were no ex parte communications disclosed regarding this project.

Architect Michael Johnson presented the project on behalf of Mr. and Mrs. John Donnell, who wish to extend the residence. The existing Regency style residence was designed in 1977 by John Volk. The addition is proposed for the north side of the property and it will be set back 110 feet from the street. It will expand the kitchen, laundry room, a guest bedroom, and a sub basement with a two-car garage. Other areas of proposed additions were noticed on the plans. Mr. Johnson replied that he was told by staff that the open air loggias and the expansion of the existing cabana did not have to be presented to the Commission because they cannot be seen from the street. He explained that the plans did not show the existing roll-down shutters and the louvered storm shutters because they will eventually be replaced with impact glass. He indicated that the large pane window may have to be divided to meet the wind load requirement. Mr. Shaw thought the window should be divided for aesthetic reasons.

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

B51-03 Addition

Applicant: Daca Nine, Inc. Paulette Koch, Pres.
Address: 256 Tradewind Drive
Architect: Giacomelli Architecture
Project Description: Addition of new covered front entry and a pool loggia. Renovation in master area. Replace existing aluminum sliding doors with clad aluminum wood french doors at rear.

Mr. Wheelock stated that he visited the site.

Architect Dario Giacomelli presented the proposal of a master bedroom addition, a covered entry feature, and a pool loggia. He mentioned that the style of the house is very simple with a Boston hip roof and that the new entry will follow the same vocabulary. Six ploystone pilasters will support the entry roof. Laminated glass sidelites and transoms will surround the stained mahogany wood front door. French doors will replace the glass sliding doors on the back of the house. He presented a photograph of an awning and said it will be replaced with a flat roofed element to create a pool loggia.

Comments were made that the improvements were very nice and enhanced the house.

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

B52-03 Demolition

Applicant: Gerald T. Vento
Address: 341 Peruvian Avenue
Architect: Bruce Carlson
Project Description: Demolition of a 1,134 s.f. single story detached guest house.

Mr. Wheelock said he visited the site and discussed the project with the job foreman.

Architect Bruce Carlson presented photographs of the guest house and stated that it encroaches into the setback at its existing location. Mr. Frank read the demolition report indicating the 1,134 s.f. guest house will later be replaced with a 900 s.f. structure that will conform to the building codes. The guest house has no historical significance as well, the neo-oriental design does not match the Mediterranean style of the main house.

MOTION BY MR. ADAMS TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE AREA WITHIN 15 DAYS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B53-03 Demolition and New Residence

Applicant: Julia Aspuru Trust
Address: 250 Kawama Lane
Architect: Ames Bennett
Project Description: Demolish an existing 4,000 + - s.f. 1961 Ranch style residence, pool and cabana, and build a new 6,530 s.f. Classic Regency style CBS residence, lap pool, and entrance gates.

Mr. Wheelock said he visited the site.

Architect Ames Bennett requested demolition of an existing residence and construction of a new Regency style residence. Chairman Schuler read the property history report into the record which stated the house was originally designed by Architect Ames Bennett in 1961, as well as later additions and renovations. Responding to discussion regarding the vegetation retention plan, Mr. Wheelock offered the suggestion of retaining the hedges on the east and west sides, and if it is possible, save the large shade tree in the south west corner of the lot.

MOTION BY MR. SHAW TO ACCEPT THE DEMOLITION REPORT AND APPROVE THE DEMOLITION WITH THE CONDITION THAT THE EXISTING PERIMETER HEDGE REMAIN THROUGH CONSTRUCTION AND UNTIL SUCH TIME AS A NEW LANDSCAPE PLAN IS PRESENTED, ALL EFFORTS TO BE MADE TO PRESERVE THE TREE IN THE SOUTHWEST CORNER OF THE PROPERTY, AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Architect Bennett presented elevation drawings of the proposed Classic Regency style home. He proposed a garden wall, along the front of the property, with decorative driveway gates. After discussion, it was determined that the mechanical and pool equipment could not be placed in the easement area as the plans indicated.

Mr. Wideman thought the presentation was incomplete partially because the demolition landscape plan was not submitted and the location and height of the entry gates were not mentioned. He also considered the entry element overwhelming for the house. Mr. Hoffman commented on the elevation drawings and said they do not really tell what is

happening, the house may not be as unbalanced as it appears. He pointed out the protruding garage element and remarked that there is more movement on the planes of the house than what is actually shown. He suggested adding windows to the huge blank walls at the master bedroom and to mitigate the garage wing by lowering the arches above the doors. Mr. Shaw suggested lowering the height of the garage and adding a window on the front elevation for balance. Dr. Rosenberg disagreed with lowering the height of the garage. He also felt the project was unbalanced mostly due to the entry feature being placed close to the end of the building. Mr. Zukov remarked, that the overwhelming entrance and the simplicity of the rest of the building needed to be restudied. Mr. Adams believed the project needed scaling and proportioning of the columns and windows. He disfavored the urns on top of the entry. Mr. Wheelock asked the architect to come back with a proposed landscape elevation along Kawama Lane. His observation, as he drove on the street, was that there were no site walls and gates on Kawama Lane. Mr. Strawbridge remarked, "this is a right product, but badly defined at this level." Ms. Diver, also concerned with the gates, asked to see the photographs for comparison of the other houses on the street. Mr. Schuler noticed that the transoms were out of proportion with the french doors. Mr. Bennett replied to the comments and offered to remove the finials, and lower the entry entablature making it less impressive. For further design direction, it was stated that the middle portions of the french doors were too wide, and the windows on the front elevation were too narrow and too high.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B54-03 New Duplex

Applicant:	Sunset Avenue Partners
Address:	160 and 164 Sunset Avenue
Architect:	Portuondo and Perotti Architects
Project Description:	Classical Mediterranean architecture duplex with Alambra barrel tile roofs, stone surrounds and details, mahogany windows and doors. This project was previously approved by ARCOM.

Mr. Wheelock declared a Conflict of Interest and he left the dais during the presentation.

Developer Ed Cury and Architect Raphael Portuondo presented the project. Mr. Cury explained that this proposal is the second phase to a duplex project that had been approved a year ago. He indicated that there is a resistance from the market to the British Colonial style of architecture. They have found that buyers for this type of produce want the Classic Mediterranean Palm Beach style. He summarized by saying, this presentation is for approval of the architectural style change to a building that is under construction.

Architect Raphael Portuondo explained that the existing building is suitable for the Mediterranean style because it is broken-up into local symmetries. All balconies, parapet and fenestration configurations will mainly remain the same. The proposed building materials are brick at the garage inset panels, cast stone around the entries and clay barrel tiles on the roof.

Mr. Wideman thought that the brick and concrete balconies gave the project a very heavy appearance. Mr. Cury replied that this brick detail was used on Vizcaya in Miami, and that it is actually transparent and will not come out on the building. Mr. Hoffman suggested altering one of the concrete balconies because they were the only two elements being duplicated on the building. He observed the pointed arches as higher than the rounded arches on the other unit. Mr. Adams recommended reducing the width of the balconies and introducing some wrought iron material. He thought that there was too much use of the rectangular form in this project. Mr. Zukov advised adding a balcony with a thin aluminum railing above one of the entries to give the building some differentiation and some likeness. Dr. Rosenberg remarked that the original colonial design was beautiful, different, unique and smart. He thought it was unfortunate that the circumstances in the market necessitated this alteration. He thought the building materials presented were appropriate for this change and commended the developer and architect for a job well done. Mr. Strawbridge understood the difficulty of changing architectural designs and complemented this proposal. Ms. Diver mentioned that she had seen brick used similarly to this proposal, it is not heavy, it is quite nice. She noticed that a window above one of the entries was wider in the original plan. Mr. Portondo responded, it should be the same width because they are working with existing openings. Mr. Schuler agreed with some of the comments that the building was on the heavy side, the balconies, as well as other elements were overpowering. Mr. Shaw asked the architect if he would be willing to duplicate the peaked treatment to follow the symmetry of the other two first-story elements, and use only two arches rather than three to lighten the feeling of the front of the building. Additionally, he requested lowering the height of the parapets over the entries. Mr. Portuondo responded, there are existing gable roof elements behind the parapets. Mr. Wideman considered the east and west elevations unchanged from the original presentation.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. SHAW.

ROLL CALL:

DR. ROSENBERG YES

MR. SHAW YES

MR. WIDEMAN NO

MR. ADAMS NO

MR. HOFFMAN YES

MR. ZUKOV NO

MR. SCHULER NO

MOTION FAILED 3-4.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE AUGUST MEETING TO CONSIDER THE BALCONIES, THE RECTILINEAR FORMS IN CONSTANT REPETITION, AND OTHER COMMENTS THAT HAVE BEEN MADE TO ADJUST SOME OF THE THINGS AND RELIEVE THE BUILDING OF SOME OF THE HEAVINESS.

MOTION SECONDED BY MR. WIDEMAN.

Mr. Cury requested partial approval so that they may continue with the construction and then restudy minor details for presentation next month.

SUBSIDIARY MOTION BY MR. SHAW TO APPROVE THE CHANGE OF THE EXTERIOR DESIGN, WITH THE EXCEPTION OF THE BALCONY TREATMENT ON THE TWO BUILDINGS, THAT THEY BE TIED INTO THE TREATMENT OF THE DESIGN ON THE REAR AND THAT THE REST OF THE BUILDING IS ACCEPTABLE AS IT IS.

MOTION SECONDED BY DR. ROSENBERG.

ROLL CALL:

MR. SHAW YES

DR. ROSENBERG YES

MR. WIDEMAN NO

MR. ADAMS NO

MR. HOFFMAN YES

MR. ZUKOV YES

MR. SCHULER NO

MOTION CARRIED 4-3.

B55-03 Renovation (SPR #9-2002)

Applicant: Brazilian Court, Inc.

Address: 300 Australian Avenue

Architect: The Lawrence Group

Project Description: Renovation to existing Ohio House at Brazilian Court. Replace existing asphalt shingle roof with clay barrel tile roof to match Brazilian Court Hotel. Replace existing windows with new windows. Modify front and rear entrance, replace asphalt shingle roof dormer with wood trellis.

Dr. Rosenberg stated he met with Greg Bonner, the owner's representative. Mr. Wideman and Mr. Zukov said they met with the architect.

Architect Eugene Lawrence presented the proposed revisions to the building that the Brazilian Court uses for conferences and office space. He displayed photographs of the existing building and described it as "nondescript." It has an asphalt shingle roof and awning windows. Mr. Lawrence proposed adding clay barrel roofing material and rustivating the lower portion of the building. Assisting Mr. Lawrence, Jim Lucas,

attached, to the plans, an alternative proposal to the stairs on the front elevation. Mr. Lawrence described the railing as black with twists and having a brass top, similar to the railings at the Brazilian Court. He stated that the new windows will also relate to the Brazilian Court Hotel.

Mr. Wideman stated this proposal was a good adaptation to fit in with the Brazilian Court. He preferred the revised stair railing, but he did not care for the rustication. Mr. Shaw agreed that removal of the rustication would improve the appearance and he suggested using band molding at the second floor level. Mr. Strawbridge asked why only one double window had round tops and all of the other windows were square. Mr. Lawrence replied that he did not problem changing the shape of the window.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO ELIMINATE THE ROUND TOPS ON THE DOUBLE WINDOW AND TO ELIMINATE THE RUSTICATION.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened at 1:50 p.m. after a lunch break. Dr. Rosenberg and Mr. Zukov were not in attendance for the remainder of the meeting. Therefore, Mr. Wheelock and Mr. Strawbridge were voting members. As well, Mr. Shaw was not in attendance at this time, making Ms. Diver a voting member until his return.

As the architect representing the next agenda item was not present, Mr. Frank made some staff comments at this time. He informed the members that the numbers in parentheses on the agenda, refer to Town Council development reviews.

Mr. Frank announced that Public Works Engineer Martin Gauither will review all drainage plans associated with ARCOM drawings. Mr. Gauither will follow up with a memo to Mr. Frank whenever projects have deficiencies.

B57-03 New Residence (V#33-02)

Applicant:	Gregory and Susan Barnhart
Address:	236 Miraflores Drive
Architect:	SKA Architect & Planner
Project Description:	New single story, two car garage structure and connecting pergola. All details to match existing. New garden wall.

The architect was not in attendance when this project was called.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE END OF NEW BUSINESS - MAJOR PROJECTS.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.

This project was called again after item #B58-03.

Architect Jacquelyn Albarran presented the proposal to add a two-car garage with a connecting pergola to the existing house.

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

B58-03 Demolition

Applicant:	Varick Preston Foster
Address:	162 Dolphin Road
Contractor:	Tuscan Homes, Inc.
Project Description:	Demolition of existing single family residence, pool house, boundary wall and remove existing vegetation as per vegetation plan

Mr. Wheelock said he visited the site.

Architect Kim Dellastatious reported that the existing house was designed in 1948 by H.C. Chilton. She presented photographs of the house and stated that it is in disrepair. She did not have a vegetation plan, but indicated that the owner intends to remove all of the vegetation on the site as they desire to build a larger home.

Mr. Shaw was in attendance at this time.

Mr. Wheelock recommended saving a large shade tree and relocating three palm trees on the lot. Mr. Frank reported that during his preliminary review of this project, he noticed that part of the existing site wall is in the right-of-way. He also sent a letter to the developer requesting a preliminary landscape plan. As well, Engineer Gauther requested that an erosion control plan be approved before removal of any vegetation. Ms. Dellastatious replied that they did not submit a vegetation plan as they considered the existing site wall sufficient for dust and erosion control. She commented that the future plan is to erect a 6' high wall with hedge material in front of it. The members considered the presentation incomplete because too many questions were unanswered.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST MEETING FOR THE PRESENTATION OF A FULLY EXECUTED PLAN.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A23-03 Landscape

Applicant: G.G. & F.L.P.
Address: 725 North Lake Way
Architect: Steven M. Dauber/Life Force Nurseries
Project Description: Landscape plan

This project was deferred for restudy of the north elevation from the June meeting.

No one was present to represent this item when it was announced.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Again, no representative was available to present this project.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A24-03 Landscape & Hardscape

Applicant: Andrew Reynolds
Address: 201 List Road
Architect: Environment Design Group / Contractor: Wildes Builders
Project Description: Landscape & hardscape including driveways.

This project was deferred for restudy from the June meeting.

Mr. Wheelock and Mr. Adams said they have been to the site.

Landscape Architect Dustin Mizell stated that eight trees and two palm trees were added to the plan. In addition, an inspector from the town checked the view from the second story windows and found the vegetation adequate to screen the neighbor's property. Mr. Moore said the vegetation was reviewed for a zoning condition and it was acceptable. Mr. Mizell pointed out that part of the hard surface was removed allowing for more vegetation to be planted on the site. Mr. Wheelock thought the north and west properties needed to be screened more effectively. He suggested replacing the bird of paradise, on the north side, with travelers palms and extended them farther to the west. He also requested diminishing the checkerboard paving all around the pool by a couple of feet.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT SUBJECT TO THE PLANT MATERIAL RECOMMENDATIONS AND A REDUCTION OF FOUR FEET ON THE CHECKERBOARD PAVING, NORTH AND WEST SIDES.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A25-03 Landscape, Hardscape & Lighting

Applicant: Mr. & Mrs. Llywd Ecclestone
Address: 190 South Ocean Boulevard
Architect: Mario Nievera Design
Project Description: Proposed landscape, hardscape & lighting design.

This project was deferred for restudy from the June meeting.

Mr. Schuler said he had ex parte communications. Mr. Wheelock said he visited the site.

Landscape Designer Mario Nievera presented the revised elevation drawing. He indicated that the planting along South Ocean Boulevard was cut back to 30 inches in height. It was agreed to leave the seagrapes between the wall and the building. Mr. Moore said the code requires view corridors of the ocean outside of the building.

MOTION BY MR. SHAW TO APPROVE THE PROJECT SUBJECT TO MAINTAINING THE SEAGRAPES BEHIND THE WALL AND IN FRONT OF THE BUILDING ONLY.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A27-03 Guardhouse and Wall Modifications

Applicant: Premier Palm Beach, LP
Address: 3000 South Ocean Boulevard
Architect: The Lawrence Group
Project Description: Modify previously approved guardhouse and fountain wall elevations, incorporating coquina trim, precast columns, clay barrel tile roof and additional stucco rustication.

There were no ex parte communications disclosed regarding this project.

Architect Eugene Lawrence presented the guardhouse revisions to the previously approved project. He said the whole project has been redesigned from a contemporary style to a Mediterranean style. Because the condominium portion of the project has been

submitted to the Town Council for approval, it was not included with this presentation.

It was stated that the guardhouse/entry feature should not be judged on its own merit without considering the condominium behind it. The proposal was perceived as flamboyant and imposing. The heavy rustication, column styles, light fixtures and the entry gates were felt to not be in keeping with the proposed Mediterranean style. Mr. Lawrence agreed to bring back samples of light fixtures and the keystone. The use of a single arched window was preferred rather than the proposed double arched widow.

Gordon Deckelbaum addressed the Commission and explained that the entry was designed to be noticed by people driving past the project.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A28-03 Landscape & Hardscape

Applicant: Mr. Paul Fireman
Address: 14 South Lake Trail
Designer: Mario Nievera
Project Description: Proposed planting and hardscape designs

Mr. Schuler announced that he met with the designer and Mr. Wheelock said he visited the site.

Landscape Designer Mario Nievera stated that the home was extensively renovated. He indicated that the owners wanted tropical landscaping.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH ADDITIONAL SCREENING ON THE NORTH SIDE, AND EXCLUDING APPROVAL OF THE LOCATION OF THE BUILDING IN THE SOUTHWEST CORNER OF THE PROPERTY.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

There was no discussion under this portion of the agenda.

IX ADJOURNMENT

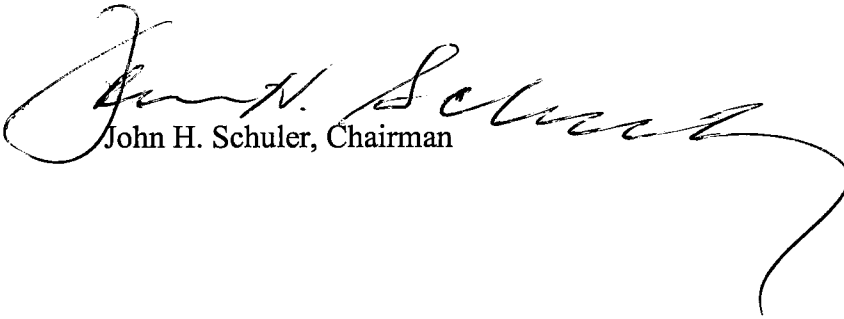
MOTION BY MR. WIDEMAN TO ADJOURN THE MEETING AT 3:20 P.M.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on Wednesday, August 27, 2003 at 9:00 a.m.

Respectfully submitted,



John H. Schuler, Chairman