

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JUNE 27, 2001 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

CALL TO ORDER

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

I. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Lindley Hoffman, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Nikita Zukov, Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Leslie Shaw, Member

Mr. Shaw's absence was classified as unexcused.
Mr. Wheelock was a voting member for this meeting.

APPROVAL OF THE MINUTES FROM THE MAY 23, 2001 MEETING.

**MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

II. SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT DEFERRALS

The architects request that the following projects be deferred to the July meeting

B50-01 New Residence

Applicant: Summit Development
Address: 404 Seaspray Avenue
Architect: SKA Architect and Planner, Inc.
Project Description: New two-story Mediterranean style house.

B52-01 Addition

Applicant: Jane Ylvisaker
Address: 346 Seabreeze Avenue
Architect: Brower Architectural Associates
Project Description: Alteration and addition to home to Mediterranean Revival.

Chairman Schuler moved item number B53-01 to this section of the agenda as a letter was received from the architect on June 26, 2001 requesting deferral.

B53-0Additions

Applicant: Thomas Quick
Address: 291 El Vedado Road
Architect: Brower Architectural Associates
Project Description: Alterations to facades, new windows, minor additions, plan changes, alterations and additions to cabana.

**MOTION BY MR. WIDEMAN TO DEFER PROJECT NUMBERS B50-01, B52-01
AND B53-01.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B28-01 New Residence

Applicant: Boston Homes, Inc.
Address: 312 Cherry Lane
Architect: The Pandula Architects
Project Description: Mediterranean Revival, two story residence

This project was deferred from the April and May meetings at the architect's request.

Mr. Wheelock said he visited the site. Mr. Bell said he met with the architect and reviewed the plans.

Architect Eugene Pandula stated that the lot is non-conforming and has been before the Town Council for site plan review. He presented photographs and a street scape drawings. He said the house will have a pure gable form which will read as a very simple mass with covered colonnade elements. The building heights in the back were modified, with hip roof forms, to accommodate the neighbors as the two-story proposal will replace a one-story structure. An automobile court will lead from Cherry Lane into a two-car garage having the same location as the previous garage. Mr. Pandula reported the site measurements and said the home, including all of the covered loggias, terraces and porches total 6,200 square feet. He presented material samples and said the stucco will be a light umber. The clay barrel roofing material will have a three color blend. The cast stone will be a medium umber color with a terra cotta mixed into it. Costa Rican mahogany will be used for the trim, and the covered loggia spaces will have a terra cotta Mexican tile. The window and door glass will be hurricane rated.

Mr. Bell said he felt that architecturally the balcony railing over the entry should be higher even though the architect explained that there are some zoning issues relating to it. It was commented that the cast stone at the top of the balcony is too spread out in relation to the lower door. After discussion, Mr. Pandula agreed to add a bracketed roof overhang over the back doors.

Mr. Schuler suggested raising the railing over the garage and he thought it appeared odd having a small window over one garage door and then a large French door and balcony over the other garage door.

Mr. Pandula said it steps back in plan in order to meet the 160-degree angle of vision.

Mr. Hoffman suggested to gable the back end of the tower roof. He said the south

elevation, center section with the hipped roof projects forward, but still looks boxy, unarticulated and flat.

Mr. Adams asked what style of architecture the house was as he felt the project was rather plain.

Mr. Pandula stated that it was a cleaner, crisper Tuscan style of architecture and presented another rendering which showed the articulation more clearly. He said everything in front of the garage will be screened with a hedge that will continue along the side and rear perimeter.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B40-01 New Residence

Applicant: E. Llwyd Ecclestone, III
Address: 223 Coral Lane
Architect: Smith and Moore Architect
Project Description: New two story Mediterranean Revival with two car garage and pool.

The review of the new residence was deferred and the demolition of the existing residence was approved at the May meeting.

Mr. Wideman, Mr. Bell and Mr. Schuler said they met with the architect and reviewed the plans. Mr. Hoffman, Mr. Adams and Mr. Wheelock said they met with the architect, reviewed the plans and visited the site.

Architect Jon Moore said the style of the home has changed from the original Mediterranean style to a Georgian style which will correspond with the neighborhood. They enlarged the landscape area on the west side by moving the house to the east four feet. The windows will have shutters as well as impact resistant casement windows.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B43-01 Addition

Applicant: Ricardo Hurtado
Address: 222 Monterey Road
Architect: SKA Architect & Planner
Project Description: Renovation of exterior of existing home including new windows and doors, new facade material and addition of 24 square feet to rear of home.

This project was deferred from the May meeting for restudy.

Mr. Wideman, Mr. Bell, Mr. Hoffman and Mr. Schuler said they met with the architect and reviewed the plans.

Architect Pat Seagraves said the siding material will be real wood shingles with a driftwood stain to blend with the existing wood on the building. The columns made square and enlarged at the Commission's request.

It was felt that the project was improved from the last presentation, but it was asked to offset the driveway.

**MOTION BY TO MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
PROVISION TO OFFSET THE DRIVEWAY.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B44-01 Demolition and New Residence

Applicant: H.B.R., Inc.
Address: 211 Ridgeview Drive
Architect: The Lang Architectural Group
Project Description: Demolition of the existing one-story residence and construction of a new two-story residence.

This project was deferred by staff from the May meeting.

Mr. Wideman and Mr. Bell said they met with the architect and reviewed the plans. Mr. Schuler said he received a telephone call from the architect. Mr. Adams said he met with the developer.

Architect Donald Lang representing Mr. Hamlin Beaty stated that John Lang will be the landscape architect for the project. He said the existing residence is a one-story bungalow style. The new home will be "L" shaped with a one-story pool loggia at the rear.

Palladian windows, gabled roof and a tower element at the front will be some of the Mediterranean features of this project.

The Commission's comments are as follows:

1. It was a nice design, not over embellished, but as there are no other Mediterranean styles of architecture in the area and are mainly one-story homes.
2. The elevation drawings did not show the connector building between the main building and the garage.
3. The fenestration on the north elevation needs work especially the second floor window on the west corner which was too close to the corner.
4. The tower and entry element are too similar in size and one should be made more important than the other.
5. Ridgeview Road is in transition, but possibly a different design could be explored.

Mr. Frank said he sent a letter to Mr. Lang on May 9, 2001 asking him to address some issues regarding the submission requirements. He asked for a preliminary landscaping plan and a rear height plane dimension to be indicated on the plans. The dimension of the setback of the gates was not indicated on the drawing. He was asked what type of building material and what type of hurricane protection will be used for this project.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE JULY MEETING TO RESTUDY THE SIZE, THE STYLE OF THE BUILDING, AND TO COMPLETE THE PRESENTATION IN TERMS OF LANDSCAPE AND DEMOLITION REQUIREMENTS.

Chairman Schuler asked for review of the demolition portion of the project at this time.

Mr. Frank read the letter from the architect regarding the history of the property into the record.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION.

Mr. Wheelock stated that he felt the presentation was incomplete as the architect has not indicated what landscaping will be preserved after demolition.

Mr. Wideman withdrew his motion.

MOTION BY MR. HOFFMAN TO DEFER THE DEMOLITION PROJECT TO THE JULY MEETING UNTIL THE DEMOLITION APPLICATION IS COMPLETE.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT FOR RESTUDY OF THE STYLE OF THE ARCHITECTURE, FOR SUBMISSION OF MATERIAL SAMPLES AND FOR THE SUBMISSION OF THE PRELIMINARY LANDSCAPING PLANS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Wheelock omitted the wording relating to the restudy of the size of the building as he was reminded that ARCOM no longer regards this matter in their review.

B45-01 Demolition and Additions

Applicant:	Linda Beaty Latham
Address:	271 Plantation Road
Architect:	Giacomelli Architects
Project Description:	Demolition of non-conforming service wing. Enlargement of undersized garage. Addition of covered entry and pool loggia. Addition at first floor. Addition of second floor. New pool and spa. New finish material for existing driveways.

This project was deferred from the May meeting for restudy.

Mr. Adams and Mr. Wheelock said they met with the architect and discussed this project. Mr. Hoffman said he met with the architect, discussed the project and visited the site.

Architect Dario Giacomelli presented samples of the driveway material which will be in a herringbone pattern and laid on sand which will improve the drainage of the property. He said the proposal is to partially demolish a portion of a non-conforming service wing, enlarge an undersized garage, add square footage to the second floor, and add a covered entry element. He presented a landscape plan as it was requested last month.

The roof line along the west elevation was revised in response to the Commission's comments last month, but the original roof line was preferred.

MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED, OR TO LEAVE IT UP TO THE ARCHITECT TO CORRECT THE ROOF LINE AND REVISE THE WINDOWS ON THE WEST SIDE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B46-01 Modifications

Applicant: Leslie C. Diver
Address: 232 Oleander Avenue
Architect: Kimberly Dellastatious
Project Description: Raise and relocate the existing, non-conforming house on the lot to meet the FIMA requirements and the current zoning codes, and construction of a new porch with a trellis and French doors.

This project was deferred from the May meeting for restudy.

Mr. Bell, Mr. Schuler and Mr. Wheelock said they met with the architect and reviewed the plans.

Architect Kimberly Dellastatious said they addressed the three comments from last month. The steps leading to the front porch were narrowed. The lites in the French doors were revised having the same pattern and the same width. The window was adjusted on the stair enclosure to line up with other windows.

Property Owner Leslie Diver commented that the Commission's suggestions resulted in a better project making it more of a traditional Key West style home.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B47-01 Addition & Facade Modifications

Applicant: Mr. and Mrs. Terry Levine
Address: 2250 Ibis Isle Road East
Architect: The Pandula Architects
Project Description: Front facade modifications and addition of second floor at automobile garage/kitchen area.

The architect requested project deferral to the July meeting per letter dated June 26, 2001.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B48-01 Demolition & New Residence

Applicant: Karson Investments, L.L.C.
Address: 260 Kawama Lane
Architect: Smith and Moore Architects, Inc.
Project Description: Demolition of an existing residence and construction of a new two-story residence.

Mr. Wideman, Mr. Bell, Mr. Schuler, Mr. Hoffman and Mr. Adams said the met with the architect. Mr. Wheelock said he visited the site.

Mr. Smith presented a photo board of the existing house and said it was designed by Gerhart Seltzer. The home has aluminum awning windows and glass sliding doors.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

Landscape Consultant, Bret Armstrong addressed the preliminary, perimeter landscaping portion of the project.

Mr. Frank said the existing hedge may remain during construction of the building.

Architect Harold Smith presented a scale model of the proposed Dutch Colonial residence. Three Dutch gables will be located on the front of the house, one above the entry and two at the one-story wings which will be highlighted by copper-roofed bay windows. The one-story projections will be setback thirty-five feet from the front property line, and the two-story section will be forty-five from the property line. The first floor living spaces of the house will all have views of the pool area on the south east portion of the property and the second floor area will have bedrooms. The roofing material will be concrete tile, in a slate color with rough edges. The windows will be impact casements with aluminum clad exteriors and wood interiors.

Landscape Consultant Bret Armstrong presented the perimeter landscaping. The ficus nitida hedge will be ten to fourteen feet by the end of the construction project. A small landscaped section will be removed from the front property and reinstalled after construction.

It was commented that the architect did a very good job to break up the mass at the front of the house and that it was refreshing to see a different style of architecture.

Dr. Rosenberg stated that Kawama Lane is a street of one-story homes. A two-story

home was approved about a year ago which was detrimental and was totally inconsistent to the street.

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

MOTION SECONDED BY MR. HOFFMAN.

ROLL CALL:

MR. ADAMS YES

MR. HOFFMAN YES

MR. BELL YES

MR. WIDEMAN YES

DR. ROSENBERG NO

MR. WHEELLOCK YES

MR. SCHULER NO

MOTION CARRIED 5-2.

B49-01 Addition

Applicant: Mr. and Mrs. Charles Sarkis
Address: 1360 North Ocean Boulevard
Architect: Smith and Moore Architects, Inc.
Project Description: A second floor master bedroom addition

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

Architect Harold Smith presented the project. He said the Town Council granted a variance for point of measurement of 1.53 feet to construct a 942 square foot master bedroom addition on the second floor. The existing asphalt circular driveway will be removed to create more greenspace in the front yard. A swimming pool is planned for the future in this area, but will need certain approvals. The quoins will be removed from the building as well as a bay window which will be replaced with French doors. The railing on the second floor terrace will be changed to a Chippendale style railing. He presented a landscape plan for this property as it involves a two-story addition.

The Commission commented that this was a very good job on a difficult situation. Mr. Smith agreed to redesign the roof by bringing it back so that rain water will not run down at the front entrance as suggested by Mr. Zukov.

MOTION BY MR. WIDEMAN TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B51-01 Addition & Redefinition of Architectural Style

Applicant: David and Karen Carter
Address: 156 Seabreeze Avenue
Architect: Giacomelli Architecture, Inc.
Project Description: Two story addition at front. Addition of pool loggia. New hardscape at front yard, including a fountain. New piers at existing front site wall. Redefine style of house. Including change type of roof tiles.

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

Architect Dario Giacomelli presented a two-story addition to an existing two-story frame house that was built in the 1920's. The entry will be defined with a new stucco and cast stone portal. A cast stone water table will be incorporated to the base of the house and a pool loggia will be added to the rear of the house. The roof tile will be changed from an "S" tile to a clay barrel tile. A parapet wall will be added to the second floor roof area above the entry. Piers with cast stone caps and bases will be added to the existing site wall. The style will be redefined to be more Mediterranean in character. Mr. Giacomelli said the windows will be protected with removable panels and shutters.

Some of the commentary was that the front elevation was too ambitious for the street and too elaborate for this size house. The ornamentation belongs on a larger home and it's too much for this little house. Simplify the rustication at the base of the house and around the windows. Possibly reduce the height of the water table by one course which may help the proportion. Use a simple window above the entry rather than decorative tile work and make the roof line straight across above it.

Mr. Strawbridge felt that the building was well done in terms of the details, proportions and balance. He said it falls into a category of a little jewel and the neighborhood could sit comfortably with this proposal.

Chairman Schuler appointed Mr. Strawbridge a voting member as Dr. Rosenberg was away from the meeting during most of this presentation.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JULY MEETING TO SIMPLIFY THE FRONT OF THE BUILDING KEEPING IN MIND THE FRONT ENTRANCE AND THE RUSTICATION OR THE WATER TABLE. MOTION SECONDED BY. MR. STRAWBRIDGE OPPOSED. MOTION CARRIED UNANIMOUSLY.

B54-01 Storefront

Applicant: Bvlgari (tenant) Jane Holtzer (owner)
Address: 251 Worth Avenue
Architect: Sellek Architectural Consultants
Project Description: New jewelry store with a recessed storefront, materials: bush
hammered botticino marble, bronze and steel storefront members
with clear glass.

Mr. Wheelock said he visited the site.

Architect Maria Sellek introduced Architectural Consultant Aldricco Micotta of Space Four in New York. Mr. Micotta said the parapet wall will be raised one foot for a transition to the two-story building next door. The facade will curve inward slightly and will have Italian marble with a 1/8" reveal at the joints. The sign and the window frames will be cast set in brass. A canopy awning will be located above the entry door.

Mr. Bell thought that the curved facade made the store look too modern for Worth Avenue and hoped that the joints between the sections of marble will not show as strongly as the drawing indicated.

Dr. Rosenberg stated that the proposal was elegant, in good taste, and approved of the design.

Mr. Hoffman was disturbed by the facade projecting 6" above the neighboring store.

The architects agreed not to increase the building height.

Mr. Schuler said he is not totally against the proposed store front, but he felt that Worth Avenue is becoming Fifth Avenue in New York. Worth Avenue was intended to be a boutique type of street and now it is becoming very sophisticated with all of the marble on the buildings.

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

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A28-01 Gate Hardscape

Applicant: Mrs. Sydell Miller
Address: 1415 South Ocean Blvd.
Architect: Robert Truskowski and Jeffrey Smith
Project Description: New site wall / entry gate / service gate / complete landscape plan / hardscape / lighting / irrigation

The gate, columns and site walls which immediately surround the gate and the hardscaping on the east side of the building were deferred for restudy from the May meeting.

Mr. Zukov said he met with the architect and reviewed the plans. Mr. Schuler said he met with the architect and the landscape architect.

Architect Jeffrey Smith presented elevation drawings of the revised gate which was lowered by one foot and three inches and it will be 20 feet wide by 17 feet 3 inches high. The site wall was stepped down as opposed to a straight wall as previously presented and the strong horizontal element at the top was removed. The gate will be setback 35 feet from the road. Plaques will be applied on the site wall, one for the address and the other for the name of the house.

It was stated that the gate looked in proportion and the wall was a great improvement, but others felt that the gate was still too ornate and too high.

**MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WHEELock.**

ROLL CALL:

MR. HOFFMAN YES

MR. WHEELock YES

MR. BELL NO

MR. ADAMS NO

MR. WIDEMAN NO

DR. ROSENBERG NO

MR. SCHULER YES

MOTION FAILED 3-4.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE JUNE
MEETING TO RECONSIDER SOME OF THE ORNATE QUALITIES OF THE
GATE.**

The construction completion deadline was discussed. Ms. Close stated that the gate, because it was shown on the original plans, would have to be erected and completed so that a Certificate of Occupancy may be issued.

Attorney Maura Ziska, representing Mrs. Miller, addressed the Commission and stated this project was under a fast track regarding the construction schedule with the building department. They need to get all of the approvals from the Town Council, and/or ARCOM so that they may order the gate and get the project completed. She asked for a conditional approval of the gate so that they may finish the project.

Ms. Ziska was told that the Commission was reviewing the architectural appropriateness of the gate and were not to consider time constraints to finalize construction projects.

MOTION SECONDED BY MR. WIDEMAN.

The following comments were made at the architects request to clarify his understanding of what the Commission wanted regarding the gate design.

1. Simplify the design of the gate, make it stronger, make it less fussy, have less in it.
2. Possibly lower the gate by one foot.
3. It should not be lowered by one foot. The proportions are appropriate.
4. It is entirely up to the architect to design the gate, but it is too high and it is too ornate.

ROLL CALL:

MR. ADAMS	YES
MR. WIDEMAN	YES
MR. BELL	YES
DR. ROSENBERG	YES
MR. HOFFMAN	NO
MR. WHEELOCK	NO
MR. SCHULER	NO

MOTION CARRIED 4-3.

Mr. Smith said he recalled that the applicant had requested demolition of the guest house. He said the town could not find records that this was approved, but it has already been demolished. He asked the commission to make a motion for demolition approval.

MOTION BY MR. BELL TO APPROVE THE DEMOLITION OF THE GUEST HOUSE.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Robert Truskowski presented the landscaping and hardscaping plan. He presented an alternate plan for the planter area which increased the greenspace and eliminated the straight line by breaking up the pavement.

It was suggested making one passage for the outdoor rooms rather than having several terraces, and to add a second planting scheme on the south side.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT SUBJECT TO ENLARGE THE TWO SQUARES BY FOUR FEET AND MODIFICATION OF THE SOUTH LANDSCAPE.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A30-01 Roofing Material

Applicant: Michael and Ann Small
Address: 156 East Inlet Drive
Project Description: Replace the existing flat cement tile roof with clay Altusa "S" tile, or clay barrel tile incidental to upgrading and Mediterranean appearance.

This project was deferred for reevaluation from the May meeting.

The applicants request deferral to the July meeting.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A33-01 Landscape & Hardscape

Applicant: Mr. and Mrs. George Merck
Address: 1197 North Lane Way
Architect: Mario Nievera
Project Description: Landscape and Hardscape

This project was deferred from the May meeting for restudy.

Mr. Zukov, Mr. Schuler, Mr. Adams and Mr. Bell said they met with the architect and discussed the plans.

Landscape Architect Mario Nievera presented the project and said citrus trees and a variety

of palms with under plantings are some of the plant material proposed for this plan. A leaf cutting area will be located at the north section of the lake trail entrance. Tall and dense travelers and fish tail palms will be planted along the property line. He presented the irrigation plan and a lighting scheme, and said that there will be mostly up lighting and the down lighting will accent the citrus trees. Path lighting will be located at the driveway and in the rose garden.

The informality was felt to be a great improvement as the landscaping is moving in the same direction as the house. It was remarked that on the south side there is a large drop in elevation and is open to the neighboring property. Mr. Nievera stated that a wall was proposed for this area.

It was remarked that the site wall along North Lake Way had brick only in certain areas. Mr. Nievera said that the cap has brick and felt that it was a practical solution to the site wall.

Dr. Rosenberg was concerned that a thorny bougainvillea bush planted at the bike trail could be dangerous to pedestrians.

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

D. NEW BUSINESS - MINOR PROJECTS

A37-01 Landscape & Hardscape

Applicant: Sunset Avenue Partners
Address: 168 Sunset Avenue
Architect: Mario Nievera Design
Project Description: Proposed landscape & hardscape design

Mr. Wheelock said he visited the site

Landscape Architect Mario Nievera presented the project for the Cury Group. The British Colonial style townhome building will have brick driveway, pathway, terrace and steps. The east side will have travelers palms, plumbago and bleeding heart vines. Eureka palms will be planted on the neighbors property which will screen the garage area.

The plan was thought to be too symmetrical and it was recommended adding some citrus trees to make it look less planned.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE JULY MEETING TO MAKE IT LESS SYMMETRICAL.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A38-01 Landscape

Applicant: Mr. and Mrs. Galiffa
Address: 125 Via Vizcaya
Architect: Lang Design Group
Project Description: Landscape plan

Mr. Wheelock and Mr. Bell said they visited the site.

Landscape architect John Lang said there were a few issues with the landscaping because of the traffic on South County Road and that the property is in a hole with respect to its neighbors. He said that tall cocoanut palms will be used for screening to the neighbors. The house style is a French Country with bougainvillea vines arched over windows and doorways. When the landscape will be finished, very little of the house will be seen from the road.

The driveway layout was discussed and was felt that this should have been addressed at an earlier time as the back up area at the garage was very tight. It was suggested adding a wall with vines opposite the garage doors and maximize the back out space. The lowering of the property was discussed. It was stated that it was dropped by four or five feet from the level of the pre-existing house because they wanted to build a two-story house, and in order to meet the zoning requirements, because of the elevation of South County Road, they had to lower a portion of the land. It was suggested that architects and landscape architects meet when the house is being envisioned so that the landscape architect can envision the site problems.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO MOVE THE PLANTING BACK AS FAR AS POSSIBLE AND STILL MAINTAIN THE SCREENING AT THE STREET.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A39-01 Landscape

Applicant: Flagler Systems, Inc.
Address: One South County Road
Architect: Peacock & Lewis Architects and Planners
Project Description: Removal of existing terrace, terrace awning, abandoned golf cart cover structure and lower level hardscape replace with new landscaping.

Mr. Wheelock said he visited the site.

Architect Steve Pollio presented the project which was the removal of the stairs leading to the second floor terrace, the terrace awning and a golf cart structure.

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

A40-01 Revisions

Applicant: The Landfall Group
Address: 210 Osceola Way
Contractor: The Landfall Group
Project Description: Add octagon windows to front elevation, close in porch to create 5'x6' laundry room, replace garage doors, replace railings at front porch and balcony, add decorative sconces to front and rear elevation.

Contractor Bob Brewster representing the Landfall Group stated the house is in disrepair. They do not intend to change the style of architecture, just replace the picket railings and enclose a small open porch to create a laundry room. Octagon windows will be added at two locations on the front elevation. The replacement garage doors will have applied moldings.

It was requested that the garage doors have panels rather than applied moldings. It was also commented that there was a variety of window styles on the house.

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

A41-01 Landscape

Applicant: Theodoracopulos Residence
Address: 223 Via Tortuga
Architect: Mark J. Henegan
Project Description: Landscape

Mr. Wheelock said he visited the site.

Landscape Architect Mark Henegan presented the landscape plans. The front loading garage will be hidden by a 6-foot site wall at the street. A mixture of different palm varieties in an asymmetrical pattern will be located at the front of the house. A screw pine tree will be planted at the swimming pool. He said that the west neighbor has a 16-foot ficus hedge which will provide enough screening between the properties.

The south west corner had an open view of the two-story house next door. Therefore, it was recommended adding three saw palmettos or screw pines at the north east corner for screening of the second story bedroom and terrace of the home next door.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
SUGGESTION TO PUT SOME DYNAMICS OUT FROM THE TWO WINGS
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A42-01 Landscape Lighting

Applicant: Guy Henderson
Address: 650 North County Road
Contractor: Vernon Daniel Associates
Project Description: Landscape lighting

Consultant Mike Werden presented the project and said both up and down lighting will be used. All of the down lighting will have glare control shields so that it will not be seen beyond the property. He said that mercury vapor lights have a softer effect so that it will not be over powering.

Most of the Commissioners felt that there was a lot of lighting for this property.

Dr. Rosenberg stated that only the up lighting on four of the trees will be seen from the street and no other light source will not be seen from outside of the property.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO REDUCE THE AMOUNT OF THE LIGHTING ON THE SITE.

MOTION SECONDED BY MR. ADAMS.

DR. ROSENBERG OPPOSED.

MOTION CARRIED 6-1.

VII. OTHER BUSINESS

Having a summer dress code was discussed and it was decided not to alter the existing policy.

Chairman Schuler asked the Commission to review the code regarding the mission of the Commission for discussion possibly next month.

Mr. Bell remarked about the color change of a new construction project on Everglades Island. He wanted someone from the town staff to red tag the project, as a color sample that was darker than what was approved, has been painted on the garage and has remained untouched for a month. He commented about a numbering system for projects, so that the Commission will know how old they are.

Mr. Wheelock said that sometimes ARCOM's directives are being ignored, particularly demolition projects and not been seeded or sodded and irrigated within thirty days.

Ms. Close said there is a case before the Code Enforcement Board regarding a demolition project that has not been sodded and irrigated within the time allowed.

Chairman Schuler read a letter from Kenneth Levine, who resides at 245 Seminole Avenue, regarding the condition of the properties after demolition at 220 and 234 Seminole Avenue.

Ms. Close said she believed that Mr. Levine has been satisfied with the end result as staff has not heard from him again after this project was completed.

Chairman Schuler asked that staff follow up with the communication with Mr. Levine.

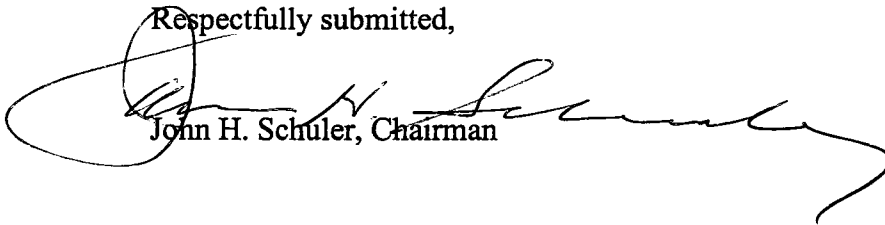
The enforcement of the codes was discussed and it was stated that if a Commissioner has an issue, they may contact the code compliance officer which would not be a violation of the Sunshine Law.

VIII. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on July 25, 2001.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John H. Schuler", is written over the typed name. The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail that extends to the right.

John H. Schuler, Chairman