



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, MAY 24, 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:

John H. Schuler, Chairman
Lowry M. Bell, Jr., Member
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member (arrived at 9:04 a.m.)
Leslie Shaw, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Clay Brooker, Town Attorney
Robert Moore, Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Paul Castro, Zoning Administrator
Gretchen Dayton, Recording Secretary

II APPROVAL OF THE MINUTES FROM THE APRIL 24, 2000 MEETING.

Mr. Wideman said the motions for item number B78-99 and item number A16-99 needed to be corrected. Mr. Bell asked to change "Mr. Bell" to "Architect Robert Bell" on page 23.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES WITH CORRECTIONS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

IV. SWEARING IN PERSONS TESTIFYING

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

V. ELECTION OF VICE-CHAIRMAN

Chairman Schuler stated that Vice-Chairman Gingras has resigned from ARCOM. He said she was an outstanding ARCOM Member and Vice-Chairman and that her years of service to the Town were greatly appreciated.

MOTION BY MR. ADAMS TO NOMINATE MR. BELL FOR VICE-CHAIRMAN.

MOTION SECONDED BY DR. ROSENBERG.

NO FURTHER NOMINATIONS

MOTION CARRIED UNANIMOUSLY.

Note: Mr. Messing was a voting member throughout the meeting and Mr. Wheelock was a voting member for a portion of the meeting.

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B13-00 Revisions

Applicant: Palm V Associates, LTD.
Address: 230 Worth Avenue
Architect: Raphael Portuondo
Project Description: Revisions to a previously approved project.

This project was deferred from the February meeting and partially approved at the March meeting.

Chairman Schuler moved this project behind item #B19-00 on the agenda at the project attorney's request.

Mr. Shaw said he met with the owner and reviewed the plans. Mr. Wideman, Mr. Bell and Mr. Adams said they met with the owner, the attorney and reviewed the plans. Mr. Schuler and Mr. Wheelock said they received telephone messages from the attorney, but did not communicate with him.

Attorney Ron Kolins gave a brief project description and introduced Architect Raphael Portuondo. Mr. Portuondo said the building face will be clad in limestone. The arched openings over the french doors were changed to match the arches on the first floor. He presented a sample of a column capital and distributed drawings of three different types of capitals. Shop owner George Sharoubim stated that he would accept whatever column style that the Commission would choose. Mr. Kolins presented a sample board of stone work which will be used for the sign. He said they will eliminate the black area around the letter "G" so that there will be no indication of a logo. Mr. Frank said that the sign drawn on the plans did not meet the zoning code requirements and that they may come to staff for approval at a later date. Mr. Moore wanted Mr. Kolins to keep the stone sample board until they apply for the permit.

The Commission agreed that the "stalactite" column would look better without the finial at the end. They also asked to leave enough space at the base of the columns for planting of vegetation.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE
PROVISION TO REMOVE THE FINIALS AT THE ENDS OF THE
"STALACTITE" COLUMNS.
MOTION SECONDED BY MR. SHAW.**

MOTION CARRIED UNANIMOUSLY.

B19-00 Modifications

Applicant: Beattie Company
Address: 234 Oleander Avenue
Architect: Robert Bell
Project Description: Revised column locations and dimension, new railing, new stairway and reconfigure an existing stair.

This project was deferred from the March and April meetings.

Architect Robert Bell presented a sample of an aluminum picket railing for the second floor balcony and a sample of the divided lite, single hung windows they propose to use in the project.

Mr. Shaw asked that they paint the hurricane panels to match the building color or make them look like windows. He felt this should be part of the approval in the motion.

Other Commission members felt it was inappropriate to make them paint the hurricane panels.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. MESSING.
MR. SHAW OPPOSED.
MOTION CARRIED 6-1.**

B24-00 Demolition and New Residence

Applicant: Scott Granet
Address: 240 Seminole Avenue
Architect: Scott Granet
Project Description: Demolition of existing home and construct a new single family home.

This project was deferred from the March and April meetings.

There were no ex-parte communications regarding this project.

Architect Scott Granet presented a street scape drawing and said the project matches the rhythm of the houses on the street. The roofing material will be a full barrel clay. The windows will be "Eagle" with impact resistant glass. Pecky cypress will be used for the

doors and outriggers. The side yard will be a landscaped area and a motor court will be located at the front of the property. He presented photographs of the existing house that was built in the 1930's and said it is very small with only one bathroom.

Mr. Bell noted that the brackets and the railing on the cantilevered balcony differed from the drawings in the file. He felt the three windows on the east elevation need a sill or something around them.

Mr. Shaw felt the garage appeared heavy and that possibly the trellis work above was causing the massive appearance.

Dr. Rosenberg asked that they consider two garage doors rather than one.

The electric gate at the driveway entrance was discussed and it was determined they did not meet the zoning code of eighteen feet from the roadway. Mr. Granet said they will eliminate the gate rather than move it.

Mr. Wheelock felt the chimney looked more like a church tower and may not be appropriate for the house.

Mr. Strawbridge said the house was a little different, but it did fit in with the character of the neighborhood.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE JUNE MEETING TO RESTUDY THE GARAGE DOOR, ELIMINATE THE TRELLIS OVER THE GARAGE, TO STUDY THE PROJECT WITHOUT THE GATES, MAKE THE BALCONY RAILINGS SIMILAR TO EACH OTHER OR THE SAME, AND RECONSIDER THE CHIMNEY DETAIL.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE USUAL 90 DAY CONDITION TO SOD OR SEED AND IRRIGATE THE LOT.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

B25-00 New Residence

Applicant: Dan Swanson
Address: 242 Via Las Brisas
Architect: Phoenix Architects
Project Description: New two-story single family residence

This project was deferred from the March and April meetings.

The architect requests removal from the agenda

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B32-00 Cabana and Alterations

Applicant: Lawrence A. Moens
Address: 850 South Ocean Boulevard
Architect: Peter C. Archer
Project Description: Beach Cabana and minor alterations to existing residence.

This project was deferred from the April meeting.

Mr. Frank suggested removing this item from the agenda.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

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.

The demolition portion of the project was approved at the April meeting.

No one was present to represent this project.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B35-00 New Residence

Applicant: J.F. Brennan Properties
Address: 309 Garden Road
Architect: Ralph Cantin
Project Description: Construction of a new home.

The demolition portion of the project was approved at the April meeting.

The architect requests deferral to the June meeting.

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

MOTION SECONDED BY MR. ADAMS.

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 meeting.

There were no ex-parte communication disclosures regarding this project.

Architect Everett Jenner introduced the project designer Skip Jackman. Mr. Jenner passed out project booklets and Mr. Jackman presented several perspective drawings of different angles of the project. Mr. Jackman said they replaced the mansard roof with a pitched roof style which also brought the overall height of the house down by one foot.

The pediment elements over the french doors on the south elevation were discussed and

some of the Commissioner's felt that one of them should be removed. Other Commissioner's felt the perspective drawings indicated that the south elevation was so far from the street that the pediments will not be seen. Balusters at the front doors were suggested rather than the two columns. It was also suggested to completely change the architectural style to an island design.

Mr. Jackman said the eight foot covered area on the second floor will not be a balcony area. When the plans were reviewed, it was determined that the balcony would not meet the zoning code, so the windows will be fixed and the railing eliminated.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JUNE MEETING
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B39-00 New Residence

Applicant: Mr. And Mrs. James Woolens
Address: 264 Sanford Avenue
Architect: Thomas Kirchhoff
Project Description: New two-story residence.

The demolition portion of the project was approved at the April meeting.

The architect requests deferral to the June meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JUNE
MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B40-00 New Residence

Applicant: Dan Swanson
Address: 225 Via Tortuga
Architect: Phoenix Architects
Project Description: Two-story residence

Mr. Messing, Mr. Shaw, Mr. Bell, Mr. Schuler and Mr. Adams said they met with the architect and the owners.

Architect Jackie Albarran of SKA Architects introduced Architect Lynn McColl of

Phoenix Architects and said the two architectural firms have been working together for three months.

Ms. McColl presented the project calculations. The CCR is 4.26 which fits in with the existing neighborhood.

Ms. Albarran presented elevation drawings of the Mediterranean style home. Some portions of the house are one-story in the front and back with some recessed area on the first-floor. The first-floor will have most of the detailing with the second-floor area being simpler with stucco returns and window sills. A very large tree will be relocated on the lot.

It was suggested to move the house five feet toward the street giving the house behind it more room. The set backs were discussed and whether they were able to utilize the new zoning code or if they must adhere to the previous subdivision approval. Mr. Moore said the subdivision agreement provides the RB zoning that was in place in 1995 would be available to the developer for five years. Recently the developer has extended the agreement for at least one more year, and they may also take advantage of the current zoning ordinance if they desire.

Wendy Victor who resides at 208 Via Tortuga stated that she liked the placement of the proposed house as it would not affect an existing ficus tree on the lot.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISIONS TO INVESTIGATE THE POSSIBILITY OF MOVING THE HOUSE FIVE FEET FORWARD ON THE LOT AND TO COME BACK WITH THE LANDSCAPE AND HARDSCAPE PLANS WITHIN SIX MONTHS AFTER CONSTRUCTION COMMENCES.

MOTION SECONDED BY WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B41-00 New Residence

Applicant: William Walde
Address: 326 Seabreeze Avenue
Architect: Affiniti Architects
Project Description: New two-story residence

There were no ex-parte communications regarding this project.

Architect Benjamin Schreier stated that the demolition report was in the ARCOM file. The 3,300 square foot house was constructed in 1930 and designed by Mr. Babcoon.

Note: The architect did not include the request for demolition on the ARCOM application. Therefore, it was not included in the public notice. Chairman Schuler asked for a motion to include the demolition request in the project description.

**MOTION BY MR. ADAMS TO INCLUDE THE DEMOLITION REQUEST
WITH THE PROJECT DESCRIPTION.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE
PROVISION THAT THE EXISTING SITE WALL REMAINS AND WITH THE
CONDITION TO SOD OR SEED AND IRRIGATE THE LOT OR COMMENCE
WITH CONSTRUCTION WITHIN 30 DAYS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Schrier stated the proposed project will have a CCR of 3.98 and the total square footage will be 4,830. He described the architectural style as Dutch and West Indies, the decorative cornice having the Dutch influence and the railing having the West Indies affect. The roof will be flat white tile. The side yard set backs are at 12'.6" on the lower portion of the house and 15' on the two-story portion of the house. Mr. Schreier said the required front yard set back is 25' and this project will be set back 28'4" from the road.

It was asked that the long driveway be extensively landscaped with overhanging plant material to reduce the view from the street.

Mr. Schuler felt the house was built to the maximum and had a massive appearance from the east elevation.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MR. SCHULER OPPOSED.
MOTION CARRIED 6-1.**

B42-00 Addition

Applicant: Ted and Ruth Baum
Address: 1409 South Ocean Blvd.
Architect: Randall Dubois
Project Description: Expand and add second floor to existing garage. Remove existing tennis court and add garden. Add building area at existing master bedroom wing. Expand pedestrian portico, add site wall, add decorative embellishment to existing south elevation (entrance facade).

Mr. Wideman said he visited the site and met with the architect. Dr. Rosenberg, Mr. Adams and Mr. Schuler said they received messages from the architect, but had no communication with him.

Architect Randall Dubois said the house was designed by John Volk in 1950 and he tried to be respectful of the design. The addition will double the size of the house with family rooms, breakfast areas and a second floor. Dormer windows will be used on the addition which will disguise the look of a second floor. The front door will be embellished with stone columns and a portico.

Mr. Bell stated that the architect did an outstanding job with the design and the presentation.

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

B43-00 New Residence

Applicant: Dan Swanson
Address: 1960 South Ocean Blvd.
Architect: Phoenix Architects
Project Description: two-story custom estate

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

Architect Lynn McColl presented the project and introduced her associate Michael Hickey. Ms. McColl said the existing site wall and the location of the entrance gate will remain. The garage will be at a lower elevation as the property drops twelve feet and formal gardens will terrace down on the property. The lake side view was inspired by the Casa Bendita house with the terracing effect and all of the rooms having a view of the lake and gardens. French doors above the main entry will be recessed creating a covered roof area.

Comments were made that the rear elevation was repetitive and that it would be nice to have some one-story elements on the front of the house. The columns and arches do not align with the windows on the west elevation. A scale model would help the presentation for a project of this size. And more information and more detail of the project were necessary to show what was intended.

Ms. McColl said there is space between the windows and columns on the rear elevation and there was no problem with the alignment of them. Mr. Schuler said that a model would be helpful in projecting what it will look like and how the windows and columns relate to each other.

Architect Ken Brower, representing Mr. Mack who lives at 1950 South Ocean Boulevard, addressed the Commission. He would like to know how the north side of this property will be landscaped for his client's privacy.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING TO BRING A MODEL OF THE PROJECT AND TO PRESENT ½ INCH SCALE DRAWINGS OF THE DETAILS.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

Ms. McColl agreed to bring a temporary landscape plan.

B44-00 Demolition

Applicant: Davidson Hotel Company
Address: 2842 South Ocean Blvd.
Engineer: Don Arpin
Project Description: Removal of elevated tennis courts and fencing.

There were no ex-parte communications disclosed.

Jose Halibur with the architectural firm of Perkins and Will presented the project. He said the demolition plan was submitted and approved. They will remove the deck or raised tennis court, re stripe the parking area underneath and continue the line of palm trees that already exist in the lot.

Mr. Shaw strongly objected to the removal of the tennis court and suggested enhancing the structure. He said the people who reside in the apartment buildings next door will have to look at a parking lot rather than a tennis court.

It was stated that the applicant was not asking for demolition approval, that it has been done at the staff level, but approval of what will replace the structure. Mr. Moore said an

accessory building does not require any ARCOM approval to demolish. Apparently Mr. Ackerman asked them to come to the Commission to see what will replace this structure. They are entitled to the demolition permit of the tennis courts and they are asking for approval for what is going back.

Mr. Ron Janis of Janis Contracting and Jeff Reed of Davidson Hotel addressed the Commission.

The Commission felt that the landscaping was not sufficient and suggested they come back with a landscape plan that would enhance the parking lot and do more in terms of screening.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING PENDING THE REVIEW OF A LANDSCAPE PLAN OR ALTERNATIVE PLANS.

Mr. Reed asked for approval of the demolition of the tennis court and return next month with landscape plans.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO COME BACK WITH A LANDSCAPE ARCHITECT AND LANDSCAPE PLANS FOR REVIEW NEXT MONTH.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B45-00 Demolition and New Residence

Applicant: Virginia Devine
Address: 249 West Indies Drive
Architect: Lindley Hoffman
Project Description: Demolition and new single family one-story house

Mr. Wideman, Mr. Bell and Mr. Schuler said they met with Mr. McCann and Mr. Hoffman. Mr. Shaw said he met with Mr. Hoffman.
Contract Purchaser Jim McCann addressed the commission and introduced Architect Lindley Hoffman.
Mr. Hoffman asked for approval of the demolition of the existing home at this time.

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

Mr. Hoffman said the project was submitted under the old zoning code. The lot coverage is 38%, the CCR is 4.40 and 44.7% of landscaped area with a total square footage of 5,513. There will be a great deal of landscaping in the front yard with the driveway leading into the rear of the property.

Polly Ober addressed the Commission and said they feel that the scheme is very attractive and asked that the property be well landscaped.

Selma Slater, who resides at 257 West Indies Drive, stated the project was lovely, but she was concerned about the water retention on the property.

Mr. Hoffman said they plan on keeping the existing 10' high hedge and a 4' high wall around the swimming pool, but the water will be retained on the property with the creation of swale areas along the side of the property and it will be graded so that no water will intrude on any of the neighbor's property or the street.

Mr. McCann said he attempted to meet with as many of the neighbors as he could after receiving a letter from them. He met with Mr. Kauper, who resides on Cherry Lane behind this project, and Mr. Kauper is now in support of the project.

It was felt by the Commission that the project has accomplished many objectives with designing a one-story building, placing the garage on the rear of the property and creating an interesting design. Mr. Shaw felt the roof design was a little high and a little overpowering based on the street scape of the other properties in the area.

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

The meeting was reconvened at 2:00 p.m. after a lunch break.

Chairman Schuler moved item #B50-00 to be heard on the agenda at this time.

**MOTION BY MR. BELL TO MODIFY THE GUIDELINES ADOPTED BY
ARCOM ON 1/25/95 AND MODIFIED BY STAFF ON 2/10/97 THE CLAUSE
WHICH STATES IT IS OPTIONAL THAT THE ARCHITECTS OF PROJECT
OF MORE THAN 15,000 SQUARE FEET, TO MAKE IT A REQUIREMENT
THAT ANYTHING OVER 15,000 SQUARE FEET HAVE A MODEL.
MOTION SECOND BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B46-00 Addition

Applicant: George Milidrag
Address: 445 Antigua Lane
Architect: The Lawrence Group
Project Description: Second floor addition

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

This project was heard after item #B50-00.

Architect Eugene Lawrence presented the project and said the banding will be continued around the house at the first and second floors and the columns will be repeated on the lake side. They decided to use a flat roof on the second floor to keep the mass down.

Mr. Frank read a letter dated 5/23/00 from Attorney Frank Lynch, representing Mr. And Mrs. Guilds who reside at 10 South Lake Drive, which objected to the location of the addition and stated their concern with a town-designated kapok tree. Mr. Schuler read another letter dated 5/24/00 from Attorney Lynch which stated his clients no longer objected to the addition because it was on the north side of the property and away from the tree.

Mr. Schuler felt that a different roof style could be used so that the addition would not look as though it was sticking up on the house and suggested adding windows to break up the massive wall space.

**MOTION BY MR. MESSING TO APPROVE AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.**

ROLL CALL:

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

MOTION CARRIED 5-2.

B47-00 New Structure

Applicant: Donald Carter
Address: 6 Lagomar Road
Architect: The Lawrence Group
Project Description: Construct a one-story structure with a staff room, garage, storage, a new driveway, motor court and landscaping.

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

Architect Eugene Lawrence said the project involves the removal of a utility easement and driveway paving to be installed between the existing house on lot 6 and the proposed project on lot 5. The new staff house will be similar to the main house with keystone, window surrounds, railing design and building color.

Landscape Architect Mario Nievera said there will be zoyza grass and stone in the central motor court. Salt tolerant plant material will be used throughout the project and jasmine and bougenvilla will grow on the lattice work that will be applied to the building.

Mr. Bell felt the staff house should be more similar to the main house. Mr. Lawrence agreed to add an arch to one of the windows adding another element that would identify with the main house.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE
PROVISION TO CHANGE THE SHAPE OF A COUPLE OF THE WINDOWS.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B48-00 Addition

Applicant: Mr. and Mrs. Richard Fuscone
Address: 101 Nightingale Trail
Architect: Pandula Architects
Project Description: Five hundred and four square foot enclosure of existing second floor balcony terrace.

There were no ex-parte communication disclosures regarding this project.

Architect Eugene Pandula said the project is a 500 square foot guest bedroom addition at the second level of the existing loggia. The project was submitted under the old code making the CCR 4.34.

Dr. Rosenberg said it is a great house and he applauded the additional use of interior space.

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

B50-00 Additions

Applicant: South Ocean El Bravo LLC
Address: 100 El Bravo Way
Architect: Smith and Moore Architects
Project Description: One and two-story additions to an existing two-story Mediterranean style residence.

This project was heard after item #B45-00.

Mr. Wideman said he met with the owner and the attorney. Mr. Bell and Mr. Adams said they met with the owner.

Property owner Bill Elias presented the project. The house was originally designed by Wyeth in 1920. Mr. Smith presented a model of the project and color renderings of all elevations. Two wings and some decoration will be added to the building. A first floor pool house will be removed and replaced with a second floor master bedroom and family room. With the additions, the total floor area will be 14,703 square feet.

Mr. Moore said this project is before the Town Council for a variance, and it was deferred to determine whether they will need a variance or not. Mr. Elias said the project has been revised so that it no longer requires a variance.

Mr. Smith said with the exception of the addition of some cast stone sills, brackets under the windows, a new surround at the front door and the replacement of some old balcony railings there were no changes to the front elevation.

Mr. Bell thought they should pursue the variance request as the balcony would enhance the house. Mr. Elias said he has a significant investment in the house and he was happy with its current state.

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

B49-00 Addition

Applicant: John and Andrea Stark
Address: 589 Island Drive
Architect: Smith and Moore Architects
Project Description: Second floor addition and exterior modifications to an existing two-story residence.

Mr. Adams said he met with Mr. Smith and reviewed the plans.

Architect Harold Smith said the existing house was a modern style with very little detailing and the owners wanted a neo classical style. The existing overhangs will be removed which will reduce the overall lot coverage. A stucco banding will be added in place of the overhangs at the line of the second floor and at the line of the roof. The single garage door will be replaced with two garage doors. Aluminum clad impact french doors and double-hung windows with operable shutters will be installed. The sliding glass doors will be replaced with french doors on the rear elevation. The stucco will be scored to look like rustication at the first floor. The existing asphalt will be replaced with paving material.

The rustication was felt to make the house look wide and massive. It was agreed to remove all of the pediment elements over various windows and to apply a simple keystone to match the other windows.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE FOLLOWING PROVISIONS:

1. REMOVE THE RUSTICATION, OR KEEP IT ON THE FIRST FLOOR CENTRAL PORTION IF THEY WISH 2. CHANGE WINDOWS AS DISCUSSED. 3. REMOVE THE PARAPET.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Wheelock suggested, while it is not a requirement, that they come back with a landscape plan for the front of the property.

B51-00 Addition

Applicant: The Honorable and Mrs. Robert Lloyd-George
Address: 346 Crescent Drive
Architect: SKA Architects
Project Description: Second story addition to an existing two story residence.

No one was present to represent this project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

Ms. Albarran addressed the Commission and said she was not in attendance when the project was called and asked to have it heard at this time.

MOTION BY MR. BELL TO HEAR PROJECT B51-00 AT THIS TIME.

MOTION SECONDED BY MR. MESSING

MR. WIDEMAN OPPOSED.

MOTION CARRIED 6-1.

This project was heard after item #A15-00.

Architect Jacquelyn Albarran said the project was approved one year ago. The 1,600 square foot addition will be in keeping with the existing architecture.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

B52-00 Landscape

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

Note: This was an informal review as the application was received after the legal notice deadline. Therefore, the formal review of the landscape plans will be heard at the June meeting.

There were no ex-parte communications regarding this project.

Robert Moore said there was an amendment to the Breaker's Planed Unit Development Plan with the club house, new golf course and redesign of golf course on the south west corner of the property. At the Town Council hearings the neighbors voiced their concerns of the locations of the golf tees and fairways. Some of the property owners stated they wanted additional landscaping and some of them wanted a view of the golf course. The official application by a landscape architect will come before ARCOM at their June meeting.

Attorney Jim Brindell, representing the Breaker's, said this golf course is over 100 years old and it is the oldest 18 hole golf course in Florida. It is in need of new grass, grading, drainage and an irrigation system. The south boundary between the golf course and the homes on the north side of Pendelton Avenue where an old carriage path once existed is the area of concern. He handed out photographs and plans of the proposed landscaping along the thirty-foot boundary. He said the vegetation now is a hodgepodge of malulica trees and Australian pine trees. Seventy-two additional trees will be planted and the malulica and Australian pine trees will be removed along this area. The proposed plans and a letter were delivered to each of the houses along Pendelton Avenue. He said the response was varied with suggestions of what to do with the landscaping in this area. He said his client did not want to end up with several different landscape maintenance plans for this area of the golf course and it would help to know who would like to see the golf course and who would not.

Attorney Ray Royce, on behalf of several of the Pendelton Avenue residents, addressed the Commission. He passed out the 1980 PUD plan which clearly indicates that there will be a buffer area for the single family residential area. He said the project is essentially seagrapes up against a wall with a row of cabbage palms. He asked the Commission to encourage the Breaker's to do a beautiful job in this area as they have done at their entrance and around their clubhouse and suggested that the Commission require them to have a maintenance plan.

Mr. Paul Lapudus, who resides at 223 Pendleton Avenue, stated he and his neighbor would like a view of the golf course. He suggested clearing out the malulica and pine trees and make a natural kind of setting in this area.

Ms. Tilney, who lives at 245 Pendleton Avenue, stated that the new hole location will be closer to the homes.

Ms. Danielle Hickox, who resides at 277 Pendelton Avenue, addressed the Commission and said she enjoys looking at the golf course.

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Ms. Susan Lee, who resides at 287 Pendleton, was concerned for the wildlife living on the golf course and asked that the existing vegetation remain until the construction is completed.

Mr. Brindell said Brian Silva is the golf course designer and has done the plan. They also have committed to hire a landscape architect.

It was felt that an architect who will be hired should be familiar with golf courses. It was suggested that the resident's desires should be mapped as some will wish for continuous screening and others will want open vistas and they should meet with the residents before submitting the landscape plan.

Note: As this was an informal project review, no motion was necessary and it will be carried on the agenda for formal review next month.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A15-00 Awning

Applicant: Michael L. Rittlinger
Address: 201 Monterey Road
Contractor: Awnings Plus
Project Description: One entrance awning, fabric covered, forest green.

This project was deferred from the March and April meetings.

No one was present to represent the project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A20-00 Landscape & Hardscape

Applicant: Dan Swanson
Address: 244 Via Las Brisas
Architect: Landscape Architectural Design
Project Description: Landscape and hardscape plans.

This project was deferred from the April meeting.

Landscape architect Scott Brown said that 27' tall eureka palm trees will be added to some existing trees and a 12' high ficus hedge will run into the eureka palms which will provide screening at the rear corner of the lot. The site wall along North Lake Way will have a trained diamond shape jasmine vine and a low clipped hedge planted in front of it. An amandavilla vine will be planted to grow on the aluminum grill work on the front at the site wall on the front elevation.

Mr. Wheelock noted that the hedge ends at the north west corner of the property and suggested turning into the smaller hedge. He warned the architect not to plant large ficus trees too close to the swimming pool.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A23-00 Style Change

Applicant: Michael Aimsleie
Address: 415 Seaspray Avenue
Architect: SKA Architects
Project Description: Changing windows, doors and roofing material of guest house to match existing main house.

Note: Mr. Frank determined this to be a minor project.

Mr. Messing, Mr. Shaw, Mr. Wideman, Mr. Bell, Mr. Schuler and Mr. Adams said they spoke with the architect.

Architect Jacquelyn Albarran said the existing guest house was previously approved, but at the urging of the Commission the owners have now decided to match the Mediterranean style of the main house. The roof material will change from a flat material to clay barrel tiles. A small window will be added to the front and an existing window will become french doors.

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

A24-00 Shutters

Applicant: William Condren
Address: 249 Banyan Road
Contractor: Folding Shutter Corporation
Project Description: Two non impact colonials

Mr. Frank recommended project approval.

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

A25-00 Roof Material Change

Applicant: Vernon Walters
Address: 222 Plantation Road
Contractor: Gustafson Roofing
Project Description: Re roof house from nine inch flat tile to Altusa clay "S" tile.

Contractor Richard Caruso presented the photographs of the existing house which reflected a Bermuda style of architecture. Mr. Caruso said the owner would like to change the roof from a flat white cement tile to an Altusa clay "S" tile.

Mr. Bell objected to this type of roofing material on a one-story house and said it should remain flat and white.

Property owner Vernon Walters addressed the Commission and said he wanted a red roof on his house.

Mr. Caruso said the roof trusses are warped and a roofing material with a profile will not reveal the distortion as much.

MOTION BY MR. WIDEMAN TO APPROVE A WHITE ROLL ROOFING TILE.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A26-00 Landscape & Hardscape

Applicant: Patrick and Lucille Guarini
Address: 248 Southland Road
Architect: David Keir
Project Description: Landscape and hardscape plan

Attorney Joel Koeppel introduced Timothy Furholds and said he was hired to install the landscaping as the project is near completion. Mr. Koeppel said the landscaping was presented with the building and they assumed that the landscaping was also approved at that time. He did not have any landscape plans for submission or for this presentation.

Mr. Moore told the Commission that if they feel the project should be deferred to the June meeting, they may require a bond posted in the amount of 135% of the landscaping project. The Certificate of Occupancy will be issued on the house and will be pending the final landscaping approval and installation. Mr. Schuler felt the landscape architect should make the presentation.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING PROVIDING THE APPLICANT COME BACK AND MAKE A PROPER PRESENTATION.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

A27-00 Landscape & Hardscape

Applicant: Intercontinental Homes
Address: 225 Mockingbird Trail
Architect: Mario Nievera Design, Inc.
Project Description: Landscape and hardscape plans

Landscape Architect Mario Nievera said the planting will be all of the way up to the front of the building. A fox tail palm will frame the pool and the existing benjamina hedge will be under-planted.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A28-00 Landscape & Hardscape

Applicant: Richard Nurenberg
Address: 218 Jamaica Lane
Architect: Mario Nievera Design, Inc.
Project Description: Landscape and hardscape plan

Mr. Wheelock said he visited the site.

Landscape Architect Mario Nievera said he met with two of the neighbors regarding this project. Grass in the swale area will retain the water on the property and salvaged brick will be used for the hardscape material.

After discussion regarding the height of bushes and trees, it was stated that there was an arrangement with the neighbors regarding this issue.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A29-00 Landscape & Hardscape

Applicant: Mr. and Mrs. Burton Stern
Address: 936 North Lake Way
Architect: Mario Nievera Design, Inc.
Project Description: Landscape and hardscape plan

Mr. Wheelock said he visited the site.

Landscape Architect Mario Nievera said they will use eureka palms on the south side of the property and precast concrete for the driveway material. The ficus hedge along the south property line was changed to eureka palms, and the plans in the ARCOM file differ from the presentation. A river rock wall on the west property line will be trained with bougainvillea which will lead to a walkway from the house to an overlook point for the lake.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

Mr. Wideman left the meeting at this time making Mr. Wheelock a voting member for the remainder of the meeting.

A30-00 Landscape

Applicant: Mr. and Mrs. Michael Stein
Address: 227 Via Tortuga
Architect: Jeff Blakely
Project Description: Landscape planting and irrigation plan for new home construction.

Landscape Architect Jeff Blakely said the project is mostly green on green. The breakfast room will have a view along the property line of yellow hibiscus. The driveway will have grey pavers.

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

MOTION SECONDED BY MR. MESSING

MOTION CARRIED UNANIMOUSLY.

A31-00 Addition

Applicant: Gary Knapp
Address: 1568 South Ocean Blvd.
Architect: Kenneth Brower
Project Description: Second floor expansion of guest room. Add balcony. Enclose existing rear steps. New living room windows.

Note: Mr. Frank decided that this would be a minor project.

Mr. Wheelock said he was the landscape architect for this project two years ago, but had no conflict of interest at this time.

Architect Ken Brower said the 65 square foot second floor addition faces Lagomar Road. A balcony will also be added and a stairway will be enclosed.

Mr. Moore told Mr. Brower the air-conditioning units will have to be relocated away from the street and into the set-back.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

VII. OTHER BUSINESS

STAFF REPORT

Mr. Frank said staff will discuss landscape and hardscape issues next month. He said the RB zoning district sliding scale went into effect as of May 6th and the deadline for new major projects were May 1st. The projects submitted for next month will be subject to the sliding scale. It was agreed that an asterisk will be placed next to the projects on the agenda to indicate which ones are subject to the old zoning rule.

Mr. Moore said that Mr. Schuler and Mr. Wyett's suggestions for the Ordinance, Rules and Standard's Committee will be incorporated into the proposed changes in the ordinance. Mr. Schuler said he would provide a copy of the comments he made to the ORS Committee to the ARCOM Members.

Dr. Rosenberg felt that time could be saved if Commissioner's did not repeat comments that were already made. He asked that procedural change issues not be raised during an architect's presentation.

Mr. Bell asked to have the landscape elevation presentations done with the original building elevation drawings. They may do an overlay of the landscaping, but not have an artist's rendering as the presentation.

VIII. ADJOURNMENT

The meeting was adjourned at 6:12 p.m.

The next meeting of the Architectural Commission will be held on June 28, 2000 at 9:00 a.m.