



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION WEDNESDAY, MARCH 26, 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

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
Veronica Close, Assistant Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

III. PLEDGE OF ALLEGIANCE

Chairman Schuler lead the pledge of allegiance.

IV. ELECTION OF OFFICERS

Chairman Schuler passed the gavel to Mr. Moore to call the election for the Chairman of the Architectural Review Commission.

MOTION BY MR. WIDEMAN TO NOMINATE MR. SCHULER CHAIRMAN OF THE ARCHITECTURAL REVIEW COMMISSION.

MOTION SECONDED BY DR. ROSENBERG.

MOTION BY MR. ADAMS TO CLOSE THE NOMINATIONS FOR CHAIRMAN. MOTIONS CARRIED UNANIMOUSLY.

Mr. Moore passed the gavel back to Chairman Schuler. He then called the nominations for Vice-Chairman of the Architectural Review Commission.

MOTION BY MR. ADAMS TO NOMINATE MR. WIDEMAN VICE-CHAIRMAN OF THE ARCHITECTURAL REVIEW COMMISSION.

MOTION SECONDED BY MR. HOFFMAN.

THE MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE MINUTES FROM THE FEBRUARY 26, 2003 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ADAMS.

MR. HOFFMAN ABSTAINED AS HE DID NOT ATTEND THE MEETING.

MOTION CARRIED UNANIMOUSLY.

VI. SWEARING IN PERSONS TESTIFYING

Persons testifying were sworn in at this time.

VII. PROJECT DEFERRALS/REMOVALS

B2-03 Renovation

Applicant: Mr. and Mrs. Kevin McGovern
Address: 224 South Ocean Boulevard
Architect: Smith Architectural Group
Project Description: "1. Exterior renovation to the north and east elevations. 2. All details and finishes to match existing."

This project was deferred from the January meeting at the architect's request, and it was deferred from the February meeting pending town council action.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B9-03 Addition

Applicant: Michael and Ann Small
Address: 156 East Inlet Drive
Architect: Giacomelli Architecture
Project Description: "Addition of porte cochere and a north wing. Redefinition of architectural style. Replacement of fenestration and roof."

This project was deferred from the February meeting for restudy. The architect requests deferral to the April meeting.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B19-03 New Beach Cabana

Applicant: Taja Realty Trust
Address: 101 Seminole Avenue
Architect: Smith and Moore Architects
Project Description: "Construction of a one-story beach cabana."

The architect requests deferral to the April meeting.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

IIX PROJECT REVIEW

A13-03 Landscape

Applicant: Three Development Company
Address: 223 Coral Lane
Landscape Architect: Lang Design Group
Project Description: "Landscaping"

Landscape Architect John Lang presented the preliminary landscape plan that had been reviewed by ARCOM a year ago. The final landscape presentation indicated the relocation of some plant material and the removal of a calophyllum tree on the east side of the building.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO REPLACE THE CALOPHYLLUM TREE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

NONE

B. NEW BUSINESS - MAJOR PROJECTS

B15-03 Demolition and New Residence

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

Mr. Wheelock said he visited the site.

Architect Eugene Lawrence presented photographs of the existing building, and indicated that it had no historical value.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Lawrence presented the site plan showing the relationship of the neighboring properties to this property. Project details included stucco banding applied around the windows and every door. A frieze band will outline the roof. The large gumbo limbo tree will remain at the south west corner of the lot.

Some of the commission members thought the project was well done, and others commented that the project was too large and too close to County Road. Additional comments were made, that a louvered garage door design may mitigate the impact of the doors on Atlantic Avenue. The house should be compatible with the lot and with the neighbors. The building program is too big for the site. It is maxed out on a site that can't be maxed out, no matter what the variances are, in terms of compatibility. The preliminary landscape plan and the drainage plan are needed to judge the building.

Mr. Lawrence explained that town council approved a non-conforming lot and setback variances. Mr. Moore read the variance application into the record. "...a variance request to construct a two-story single family home on 4,506 sq. ft. lot in lieu of the 10,000 sq. ft. minimum required; variance to construct a single family residence on a lot with a depth of 42.6 in lieu of 100 required; variance for a front setback of 9.4 feet in lieu of 25 feet minimum; variance for a street yard setback of 23 feet in lieu of the required 25 feet minimum; a rear setback of 8 feet in lieu of the 15 feet minimum; and, lot coverage of

36% (1,636 s.f.) in lieu of 30% maximum (1,352 s.f.) allowed. He stated that the town council reviewed the envelope, but they do not deal with the design unless the commission's decision is appealed.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE APRIL MEETING TO RESTUDY THE BASIC ARCHITECTURAL APPEARANCE OF THE HOUSE FROM COUNTY ROAD, (BECAUSE IT IS TOO MUCH HOUSE TEN FEET FROM THE ROAD), POSSIBLY MAKING A PORTION OF IT ONE-STORY OR MOVING THE HOUSE, AND TO BRING BACK A LANDSCAPE PLAN.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B16-03 Demolition

Applicant: Raymond and Maria Floyd
Address: 1906 South Ocean Boulevard
Attorney: Chopin & Miller
Project Description: "Demolition of existing structures."

Mr. Wheelock said he visited the site.

Attorney Frank Chopin requested demolition of a single family residence and an accessory building. The house was built by Bob Godfried in 1960. There are no plans to rebuild on the lot at this time.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Sidney Ross, who resides at 1902 South Ocean Boulevard, asked when the demolition would take place, and if a new building will be constructed?

Mr. Chopin responded that there are no plans for construction at this time. The demolition process will take place within 30 to 60 days.

B17-03 Demolition and New Residence

Applicant: Maryanne T. Barry
Address: 152 Woodbridge Road
Architect: Dailey & Partners Architects
Project Description: "Demolition of existing one story residence, two story accessory structure, pool, and hardscaping; New one story residence, pergola, pool, landscaping, and hardscaping."

Mr. Wideman and Mr. Zukov said they met with the architect and reviewed the plans. Mr. Wheelock said he met with the architect and visited the site.

Architect Roger Janssen presented the demolition application and stated that the house was designed by Marion Sims Wyeth for himself in 1940.

Mr. Wideman remarked that it is a tragedy that Marion Sims Wyeth's own home is being torn down. Mr. Wyeth built the house for himself and lived there until he died. Mr. Wideman said he bought the house after Mr. Wyeth passed away, and lived there for many years. The house is not landmarked, but it is a loss to this island to tear down Wyeth's personal home. Mr. Strawbridge said it was absurd to tear down a house that a well-known architect lived in. To let this one go, as this town lives on its history, is absolutely insane.

MOTION BY MR. HOFFMAN TO APPROVE DEMOLITION WITH THE USUAL CONDITIONS (SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Janssen presented the Regency/Mediterranean style cabana project to the commission. He indicated that a swimming pool, a spa and a pergola will be built between this property and the property next door at 160 Woodbridge. A side access/entrance will be screened heavily with vegetation and gates. The garage doors will match the main residence being clad in a wood plank and panel assembly. Mario Nievera presented the preliminary landscape plan for both properties. He described the north and south wings being screened with seagrapes and under planted with ligustrum and philodendron.

Mr. Randolph, responding to the question of a Unity of Title being recorded before project review, stated that all of the approvals should be granted before filing the Unity of Title.

The commission agreed that the middle section, being a Regency style, did not relate to the wings with clay barrel tile roofs. The blankness of the south and east elevations need to be restudied. Some elements of the main house could be introduced to this building. Possibly lowering the roof height of the center section and raising the roof heights of the wings, may put the project into scale.

Attorney Ray Royce commented that there was not enough room behind the house at 160 Woodbridge Road for a suitable size pool and cabana. Therefore, the property next door was purchased for this purpose. It was asked why there was a garage attached to a cabana building? Mr. Janssen explained that the project description indicated a single family residence because the unity of title has not been recorded. The garage was presented as a code requirement; eventually, windows will replace the garage doors. The commission agreed that the project should be presented the way it will be built. Mr. Moore advised the architect to re-advertise, because the project description will be changed.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE APRIL MEETING KEEPING IN MIND THE COMMENTS THAT WERE MADE.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Mr. Wheelock wanted it noted that project B16-03 - 1906 South Ocean Boulevard, did not have the landscape plan presented at the time the demolition was approved. He said that Mr. Chopin testified that all of the perimeter hedges would be left. However, the landscape plan that was in the file, indicated that all of the hedging and site walls will be removed. Harold Smith, the architect of record, stated that they would retain the perimeter landscaping.

B18-03 New Residence

Applicant: Amigo Partnership
Address: 346/350 Brazilian Avenue
Architect: Smith and Moore Architects
Project Description: "Two story single family Mediterranean revival style residence."

Ms. Diver, Mr. Wideman, Mr. Schuler, Mr. Hoffman and Mr. Adams said they met with the architect.

Architect Harold Smith introduced his assistant, Erma Torregroza, and explained that variances were received for lot depth as well as lot area. The Mediterranean style residence will have clay barrel tile roofing material. An element, resembling a stair tower, will break up the line of the roof. The cypress shutters will be decorative as the glazing in the windows will be impact resistant. Cast stone surrounds and rope columns will highlight some of the openings. A balcony statement, on the front of the house, was duplicated at the master bedroom. The existing apartment buildings have a square footage of 8,800. This proposal will have a total square footage of 4,765. Thirty percent of the lot will be covered by the building, leaving 45% for landscape/open space. A continuous ficus hedge will remain, and a site wall will be built along the perimeter of the property. Fifteen feet tall ficus benjamina standards are planned for the west property line.

Mr. Frank read a letter addressed to Attorney Peter Broberg, from Nancy Gough, Casa Encantada Condominium Association, requesting that the proposed site wall be constructed prior to any increase in elevation of the land.

Peter Gough, 340 Brazilian Avenue, commented that the condominium's underground parking area has flooded in the past due to the runoff water from the subject property. He, and all of the residence's of Casa Encantada, were concerned with the interim period after the buildings are demolished, and request that the wall be built before the level of the land is raised.

Mr. Smith pointed out that the building foot print will be reduced from what exists, the property will have site walls, and an exfiltration system to handle 2" of runoff water. He remarked that the chances of runoff water onto the neighboring properties will be minimal, but agreed to build the wall on the west and partially on the north property lines as early as possible.

It was advised to eliminate the driveway cut, closest to the pedestrian access, for screening of the garage doors. The cypress shutters were admired, and it was asked to add more of them to other elevations rather than just the front of the building. It was requested that the drainage and landscaping be coordinated to make sure enough vegetative screening can be done. Further comments were made that the building could have been designed without a front loading garage, and the tower element was out of place with the other architectural styles on the street.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE CONTINGENCIES TO COORDINATE THE DRAINAGE AND LANDSCAPING, LEAVING ROOM FOR SOFTENING OF THE BUILDING ON THE EAST AND WEST SIDES, USE ONLY ONE CURB CUT, AND ADD SOME SHUTTERS TO THE OTHER ELEVATIONS.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B20-03 New Beach Cabana

Applicant: Taja Realty Trust
Address: 100 Everglade Avenue
Architect: Smith and Moore Architects
Project Description: "Construction of a one story beach cabana."

Ms. Diver, Mr. Wideman, Mr. Schuler, Mr. Hoffman and Mr. Adams said they met with the architect.

Architect Harold Smith presented an open cabana building with built-in roll down shutters. He indicated that the vegetation will remain natural. The site wall will have sections of picket fencing.

It was advised to add some vegetation to give the property an indication of private ownership. It was agreed to paint the picket fencing a color similar to the property wall.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE COLOR
CHANGE TO THE HANDRAIL.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

B21-03 Demolition and New Residence

Applicant: 341 Garden L.L.C.
Address: 341 Garden Road
Architect: Smith and Moore Architects
Project Description: "Demolition of an existing residence and construction of a two-story French eclectic style residence."

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

Architect Harold Smith reported that the existing house was designed by Architect Byron Simonson in 1950. The home has not been properly maintained and is in poor condition.

MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE USUAL REQUIREMENTS (SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Architect Harold Smith presented the French eclectic style home having a two-story massing facing the street, and a one story wing extending into the back yard. The garage will be accessed from Laurian Lane, the alley at the rear of the property. The site calculations indicated a lot area of 14,029 square feet, 51.3% landscaped area, a building footprint of 6,120 square feet, and a cubic content ratio of 3.96. A centered entry will have a mahogany door, with French doors and a balcony above. The first floor windows will have eyebrow transoms, except in the areas with a lower ceiling height because of a tighter situation, they will have square transoms. The building materials include a sand float finish stucco on the building, cast stone sills and window surrounds, a cast stone balcony with aluminum railings, and grey concrete roofing which will resemble slate.

It was commented that the house was designed to be symmetrical, but a few elements made it appear off balance. The preliminary landscape indicated that the ficus hedge will remain during construction. It was asked to leave enough room for screening of the swimming pool area of the neighbors. It was commented, that there were many different styles of architecture that did not work together. It was also commented that it was a lovely project.

Attorney Peter Broberg, representing the neighbor directly to the west of this property, requested that a wall and ample screening be added to the property line. The commission felt that a hedge would be sufficient for privacy, and that the addition of a wall would not make a difference in the acoustics.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION TO MAKE THE ONE PANEL, INCLUDING THE WINDOW ABOVE IT, SOMEWHAT NARROWER.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B22-03 Demolition and New Residence

Applicant:	Lesley Real Estate, Ltd. c/o Giovanni Poma
Address:	222 Plantation Road
Architect:	SKA Architect & Planner

Project Description: "Demolition of existing one story structure and construction of single story island/Bermuda style home to be approximately 4,300 square feet."

Mr. Wideman, Mr. Hoffman and Mr. Adams said they met with the architect. Mr. Schuler said he spoke with the architect on the phone. Mr. Wheelock said he met with the architect and visited the site.

Architect Pat Seagraves presented the demolition request along with Landscape Designer Veronica Boswell-Butler. Mr. Seagraves reported that the house was built in 1957 by C. G. Warner Construction Company and designed by D. B. Scoville. The home is in poor condition.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE USUAL CONDITIONS (TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves presented a Bermuda style home with three decorative terraces on the front elevation. He indicated that the garage will face the street, but will be setback 30 feet.

Ms. Boswell-Butler presented the preliminary landscaping. The existing plant material will remain during construction, but will eventually be removed as it is infested with undesirable vegetation. Tall hedge material will be planted for privacy between the properties. She reported that the proposed greenspace area is 42%.

Suggestions were made to further enhance the project. As such, having three terraces on the front of the house was distracting from the architecture. A single garage door may diminish the institutional appearance. Elimination of some of the French door surrounds may aid in a cleaner design, or possibly place a beam across the top and introduce columns between the doors. The garage doors may be more effective if they were louvered. Other commissioners commented that the design was fine with the terraces and the garage doors. Also, the European balconies will not be as noticeable with plant material in front of them.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION THAT THE O. G. EDGES AND THE COLUMNS BETWEEN THE FRENCH DOORS BE PRESENTED TO STAFF FOR APPROVAL.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B23-03 Addition

Applicant: Luis and Lillian Fernandez
Address: 246 Eden Road
Architect: SKA Architect & Planner
Project Description: "Proposed 1st floor addition to match all existing roofs, windows, French doors, materials, colors, and detail."

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

Architect Jackie Albarran explained that the addition on the front of the home will create a symmetrical center with French doors.

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

MOTION SECONDED BY ADAMS.

MOTION CARRIED UNANIMOUSLY.

B24-03 Demolition and New Residence

Applicant: Sandra G. Cofer
Address: 2227 Ibis Isle Road East
Architect: SGA Architects
Project Description: "Demolish existing one story residence and construct a new two story CBS residence with stone trim, stucco walls and flat cement tile roof."

Dr. Rosenberg, Mr. Wideman, Mr. Schuler and Mr. Adams said they met with the architect. Mr. Wheelock visited the site.

Architect Spencer Goliger introduced Associate Architect Steve Mickley and Landscape Architect Dan Mock. The demolition report reflected that the home was designed by

D.V. Scoville in 1962. The existing 8 feet high hedge on either side of the property will remain. All of the palm material and some foundation plants will be relocated.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE USUAL CONDITIONS (TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).

MOTION SECONDED BY WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Mickley presented the project. He pointed out that the one-story section of the house will be set back 18 feet, including an additional 4 feet at the second floor, mitigating the impact for the one-story home next door. The lot will have 30% of the area covered with building, 45.12 % landscape area, leaving a pervious area of 24.6%. The building color will be either a darker brown or mauve color with tan color trim. Details including surrounds, columns and quoins will be natural stone. Blends of brown colors have been selected for the flat cement tile roofing material.

Landscape Architect Dan Mock stated that the existing hedges will remain through construction. The site wall will have openings with decorative grill work. Columns and decorative driveway gates are also planned for the project.

The commission's comments were as follows:

An arched doorway at the rear of the house appears very large.

A truncated roof, on the south elevation, does not match any other roof form on the house.

The small window on the north elevation is too close to the right angle of the wall.

The site wall was extremely overdone and should be simplified, and property walls and driveway gates should not exist on Ibis Isle.

Quoins should be placed inside the pediment.

There should be a beam along the top of the quoins, and not the thin line resembling rafter tails as drawn.

A building projection, between the garage and the entrance, seems to be just another element.

The house does not have a definite style to it.

This is a project that should move toward simplicity and a unified architectural style.

Restudy alternating the size of the quoins or possibly remove the quoins.

The front entrance does not look like a front entrance.

There is a large gap in the building, looking into the patio, that is completely out of place.

Possibly replace the triangular element over the entrance with a roof.

The house was set back further on the side with no neighbor, than the side with a neighbor.

A comfortable one-story house could be built on this lot.

The neighborhood feel is very restrained and simple, in that sense extremely charming, and this project is a very pompous statement.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE APRIL MEETING FOR RESTUDY, BEARING IN MIND THE COMMENTS THAT THEY HAVE HEARD FROM THE VARIOUS COMMISSIONERS.
MOTION SECONDED BY MR. ZUKOV.**

Mario Nievera, 2255 Ibis Isle Road, asked that the project be kept simple. He pointed out that the neighborhood was not in transition as it was earlier commented.

MOTION CARRIED UNANIMOUSLY.

Mr. Wheelock became a voting member as Mr. Shaw left the meeting room at this time.

B25-03 Demolition and New Landscaping

Applicant: Kathleen Fisher
Address: 665 North County Road
Landscape Architect: Mark J. Henegan
Project Description: "This is a demolition request."

Mr. Wheelock said he visited the site.

Attorney Ron Kolins gave Ms. Close a copy of the signed and sealed letter from the civil engineer assuring that the drainage will meet the town standards. He explained that as the landscape plans include some hardscape, the project would be considered an accessory to the adjoining property. A Unity of Title has been filed and is being processed.

Landscape Architect Mark Henegan proposed the removal of an existing home, thereby, creating a landscaped entry for the home on the adjacent the lot. Mr. Kolins informed the commission that it was Ms. Fisher's preference to hide the gates inside the property. Rather than having a paved turnaround area, it was suggested using reinforced grass. Mr. Wheelock noted that it was difficult to enter the driveway between the two very large seagrape trees. He suggested exploring ways to make the driveway entry wider and create more visibility.

MOTION BY MR. WIDEMAN TO APPROVE DEMOLITION WITH THE PROVISION THAT A UNITY OF TITLE WILL BE RECORDED.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPE AND HARDSCAPE WITH THE PROVISIO TO SPEAK WITH MS. FISHER REGARDING THE LOCATION OF THE GATE, THE DRIVEWAY ENTRY WIDTH, AND REVISION OF THE TURNAROUND AREA. IF MS. FISHER DECIDES TO MOVE THE GATE CLOSER TO THE ROAD, THEN IT WILL BE BROUGHT BACK FOR ARCOM REVIEW.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B26-03 Demolition and New Residence

Applicant: Mockingbird L.L.C.
Address: 233 Mockingbird Trail
Contractor: Complete Property Management
Project Description: "Demolition of single family dwelling."

Mr. Wheelock said he visited the site.

Joseph Crossen introduced himself as a contractor with Complete Property Management and the owner of Mockingbird L.L.C. He reported that the house was built in 1952 and designed by Caler & Plockelman Architects. The house was in bad condition due to inadequate maintenance, and the existing landscaping was not worth saving

Mr. Wheelock commended the applicant for highlighting the plans indicating the vegetation that will remain during construction.

MOTION BY MR. WHEELOCK TO APPROVE DEMOLITION WITH THE USUAL STIPULATIONS, (SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A8-03 Landscape & Hardscape

Applicant: Harold and Ann Sorgenti

Address: 311 and 305 Seabreeze Avenue
Architect: Roy-Fisher Associates
Project Description: "Landscape & hardscape plan for whole property with landscape lighting."

This project was deferred from the February meeting for restudy.

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

Landscape Architect John Cartin commented that the amount of greenspace was increased 5% from the last presentation by reducing the parking area and the pool deck. Three exfiltration trenches will be located at different areas on the lot to accommodate the drainage. All of the perimeter landscaping will be retained, in addition tall trees will be planted around the new structure. He reviewed the lighting plan and indicated that all of the lighting will be within the property with the exception of a few path lights. Six up lights, spaced 15 feet apart, will be located around a grouping of eureka palms. Proposed are a small section of picket fencing at the street, and a small lattice arbor at the pedestrian entry. Mr. Cartin said the property owner felt strongly about keeping the picket fence.

Chairman Schuler quoted the motion last month, "get rid of the picket fence." Mr. Wideman had no problem with the lay out of the landscaping, but the picket fence was not in keeping with the house or the street. Dr. Rosenberg thought that a lighting consultant should make the presentation because it appears to be quite a bit of lighting for the site. It was Mr. Wheelock's observation that the second driveway opening was not necessary. Ms. Diver remarked that the picket fence was too cute for the house behind it.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE CONDITION THAT THE PICKET FENCE BE REMOVED, A SINGLE OPENING INTO THE GARAGE COURT BE PROVIDED, AND THE LIGHTING BE REDUCED IN THE POOL AREA BY 50%.

MOTION SECONDED BY MR. ADAMS.

Designer Raphael Saladrigas stated that the original plans were approved by ARCOM in November 2001, which included a picket fence. They now ask for a reduction of that concept. Mr. Frank explained that the door for review was opened when this project came back for review. Property owner Harold Sorgenti spoke in favor of the picket fence.

MOTION CARRIED UNANIMOUSLY.

Mr. Zukov left the meeting at this time; with that, Mr. Strawbridge was a voting member.

D. NEW BUSINESS - MINOR PROJECTS

A9-03 Landscape & Hardscape

Applicant: Karson Investments, LLC
Address: 260 Kawama Lane
Landscape Designer: Mario Nievera
Project Description: "Proposed hardscape & landscape designs."

Mr. Wideman said he met with the landscape designer. Mr. Wideman said he visited the site.

Landscape Designer Mario Nievera presented a very simple landscape plan for the British Colonial style house. An entry vestibule will be created with a pair of piers and four large date palms framing the front of the house. Shade tolerant material was chosen for the north side of the building; such as, tree ferns, dwarf elephant ears, shell ginger, awabuki viburnum, and stephonitis vine to cover the first floor walls of the house. The pool area will have four triple Alexander palms under planted with box wood and dwarf white hibiscus. Purple bougainvillea will cover the entire south and west facades of the garden area.

Mr. Wheelock said he went to the site, and overlaid the drainage plan on top of the landscaping. He found that three citrus trees will be planted where exfiltration trenches are planned. Also, the property to the west is visible from the second floor of this project.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT ON THE
CONDITION THAT SCREENING TREES BE ADDED TO THE EAST AND
WEST SIDES OF THE PROPERTY AND THAT AN ADJUSTMENT TO THE**

**CITRUS TREES BE MADE TO KEEP THEM AWAY FROM THE
EXFILTRATION TRENCH.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Mr. Shaw returned to the meeting at this time relieving Mr. Strawbridge of his voting abilities.

A10-03 Landscape & Hardscape

Applicant: Kevin Jaffe
Address: 1440 North Lake Way
Landscape Architect: Mario Nievera
Project Description: "Proposed hardscape, landscape & lighting designs."

Mr. Wideman said he met with the landscape designer. Mr. Wheelock said he visited the site.

Mr. Zukov returned to the meeting shortly after this project was announced, whereby, taking over voting duties from Mr. Wheelock.

Landscape Designer Mario Nievera asked to withdraw the lighting plan from the presentation as a lighting designer will make the presentation at a later time. He presented several color perspective drawings indicating carpentaria palms lining the street in front of a wall and tall ficus hedging behind it. The main driveway entry is centered on an existing banyan tree. Bougainvillea will cover the columns on the house. A small courtyard, off of the dining room, will feature a wall of water.

Because the amount of staff parking was thought to be minimal, Mr. Nievera said that some of the lawn will be used for parking. The swimming pool was oriented east to west so that it will appear to run into the lake from the inside views.

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

MOTION CARRIED UNANIMOUSLY.

A11-03 Roofing Material Change, Trellis & A New Section of Roof

Applicant: James and Susan Collins
Address: 125 Chilean Avenue
Architect: James C. Paine, Jr.
Project Description: "Proposed roof tile change from flat white cement tile to terra cotta barrel tile, trellis at front eve, roof over courtyard enclosure."

Ms. Diver and Mr. Adams stated that the architect tried to reach them by telephone, but did not speak with him. Mr. Wideman, Mr. Hoffman, and Mr. Zukov said they met with the architect. Mr. Schuler spoke to the architect on the telephone.

Architect James Paine stated that the Town Council approved a variance to infill a courtyard by adding a roof. Also, the roofing material will be changed from flat white tile to barrel tile. Several changes to details are proposed which will serve to make the barrel tile roof compatible with the existing structure. The streetscape indicated that there are other Mediterranean styles in the neighborhood. Mr. Paine presented an overlay drawing which reflected changes made to the south elevation after meeting with some commission members; a small square window replacing a rectangular window on the second floor, banding applied around the French doors, columns placed at either end of the trellis, and, a wrought iron pedestrian gate replacing a solid wooden gate. He advised that recessed lighting will replace the three flood lights in the soffit, and that the flood lights on the ground will be removed.

The commissioner's agreed the changes were a great improvement. Mr. Hoffman recommended adding a few columns to support the trellis, and widen the cast stone around the French doors.

Property Owner Susan Collins asked if the addition of columns would interfere with the decorative clay pots that she would like to place under the trellis.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE WIDER BANDS AND SUGGEST TO THE ARCHITECT ADDING TWO COLUMNS, BUT LEAVING IT TO THE ARCHITECT.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A12-03 Enclosure