

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, FEBRUARY 28 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

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

Chairman Schuler announced that this was Commissioner Messing's last meeting as he will be moving out of town.

Mr. Messing said it was a pleasure working on the Commission.

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member
Floyd Wideman, Member
Leslie Shaw, Member (arrived at 11:30 a.m.)
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., 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:

Marvin Rosenberg, Member

Note: Dr. Rosenberg's absence was classified as excused.

III. APPROVAL OF THE MINUTES FROM THE JANUARY 24, 2001 MEETING.

**MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.
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. PROJECT DEFERRALS

B91-00 New Residence

Applicant: Zdzislaw Ciomek and Janina Radtke
Address: 640 Island Drive
Architect: Smith and Moore Architects
Project Description: New two-story residence of the Mediterranean revival style.

This project was deferred from the October, November, December and January meetings.

The architect requests deferral to the March meeting.

B4-01 New Residence

Applicant: Baltic Estate, Inc. c/o Dean Vegosen
Address: 160 Kings Road
Architect: SKA Architect
Project Description: Construction of a new two-story Mediterranean style home.

This project was deferred from the January meeting

The architect requests deferral to the March meeting.

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B6-01 New Residence

Applicant: Cart Properties, Inc.
Address: 279 Colonial Lane
Architect: Theodore E. Davis
Project Description: New residence

This project was deferred from the January meeting.

The architect requests deferral to the March meeting.

B10-01 Guest House

Applicant: Raymond and Maria Floyd
Address: 10 Blossom Way
Architect: The Lawrence Group
Project Description: New guest house, extension of existing garage, new driveway entry posts and gates, extension of an existing garden wall to new gate post.

This project was deferred from the January meeting.

The architect requests deferral to the March meeting.

B22-01 Revisions

Applicant: Mr. Yakov Elkon
Address: 251 Jungle Road
Architect: Robert Kolany
Project Description: Review of previously approved application; minor revisions to approved ARCOM elevations and plans.

The architect requests deferral to the March meeting.

**MOTION BY MR. WIDEMAN TO DEFER PROJECTS B91-00, B10-01, B6-01 AND B22-01 TO THE MARCH MEETING.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B100-00 Additions and Renovations

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

This project was deferred from the November, December and January meetings.

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

Designer Raphael Saladrigas said they made some changes to the elevations creating a mission style of architecture. The parapets were left in place and intervened with some small cantilevering balconies and barrel tile roofing was added. The west elevation will continue the mission style roof throughout the building and hurricane-rated doors and windows will be used.

Note: Revised plans were not submitted to staff before the meeting.

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

B2-01 Demolition

Applicant: Mr. And Mrs. Harold Sorgenti
Address: 305 Seabreeze Avenue
Architect: Brower Architectural Associates
Project Description: Demolition of existing structure

This project was deferred from the February meeting.

Project Designer Raphael Saladrigas asked for project deferral to the March meeting.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

B5-01 Addition

Applicant: William and Eliza Meyer
Address: 205 Nightingale Trail
Architect: SKA Architect
Project Description: One-story addition to an existing one-story residence.

This project was deferred from the February meeting.

No ex-parte communications were disclosed.

Architect Jacquelyn Albarran presented the project that had an angle of vision variance approved by the Town Council. The project will add two bedrooms and relocate the garage. The two garage doors will replace one garage door which will make that facade more attractive.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

B9-01 New Residence

Applicant: John Littlechild
Address: 131 East Inlet Drive
Architect: Scott Granet
Project Description: New two-story residence.

Demolition was approved at the January meeting.

Mr. Messing and Mr. Schuler said they spoke with the architect regarding the project. Mr. Hoffman met with the architect and reviewed the plans. Mr. Wheelock said he visited the site.

Architect Scott Granet presented the project. He said the roofing material will be Galvalum, which has a twenty-five-year warranty and is specifically made to be salt tolerant.

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Assistant Building Official Harry Ackerman testified that the town codes currently allow only copper, aluminum or stainless steel roofing materials. The Galvalum is not an approved material and there have been some problems with it.

Mr. Granet offered to use aluminum roofing material.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE MARCH MEETING TO RESTUDY THE WINDOWS, PRESENT A LANDSCAPE PLAN WITH AN OVERLAY ELEVATION, BRING A SAMPLE OF THE RAILINGS FOR REVIEW AND RESTUDY THE ROOF DESIGN.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B11-01 Addition

Applicant: Jeffrey Epstein
Address: 358 El Brillo Way
Architect: Michael J. Johnson
Project Description: One-story, 1,675 square feet, staff quarters addition in the east rear yard.

This project was deferred from the January meeting.

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

Architect Michael Johnson stated the landscape strip along the north side of the house was widened by two feet because the size of the addition was reduced. The notched-out area of the roof was eliminated with a hip roof form.

MOTION BY MR. WIDEMAN TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B12-01 New Residence

Applicant: Taja Realty Trust
Address: Ocean Park, Block 2, lot 1 (South Ocean Blvd. & Everglade Ave)
Architect: Smith & Moore Architects
Project Description: New two-story residence with pool

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

Architect Harold Smith said the property was split into two lots leaving the northern lot at 23,654 square feet in size. The house will have cast stone around the front door and cast stone balustrades at the balcony. Mr. Smith said the Town Council approved a point of measurement variance.

Town Councilman Goldblum addressed the Commission and requested that the two windows in the servants quarters be made smaller as they faced his home.

Mr. Smith agreed to rearrange the window in the kitchenette and bathroom at the staff quarters.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO ALTER THE TWO WINDOWS IN THE STAFF QUARTERS AND ENLARGE THE WINDOW NEXT TO THE FRONT DOOR.
MOTION SECONDED BY MR. WIDEMAN.**

ROLL CALL:

MR. ADAMS	YES
MR. WIDEMAN	YES
MR. BELL	NO
MR. HOFFMAN	NO
MR. MESSING	YES
MR. WHELOCK	YES
MR. SCHULER	NO

MOTION CARRIED 4-3.

B13-01 New Residence

Applicant: Taja Realty Trust
Address: Ocean Park, Block 2, lot 34 (South Ocean Blvd.& Seminole Ave)
Architect: Smith & Moore Architects
Project Description: New two-story Mediterranean Revival courtyard residence with pool and one-story guest house.

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

Architect Harold Smith presented the Mediterranean style residence. A stone band will be used around all of the window openings with cast stone sills and brackets. A stone fascia band will be used around the entire building and cast stone Corinthian columns will be used at the covered loggia area.

Howard Levin, who resides at the Warden House, was concerned with possible damage to their condominium as a result of construction. He felt the proposed colors were not appropriate for the house.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO MOVE THE WINDOW IN THE LAUNDRY ROOM, TO ELIMINATE THE RASPBERRY COLOR ON THE BUILDING AND MOVE THE LIGHT FIXTURE TO THE OTHER SIDE OF THE DOOR ON THE NORTH ELEVATION.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B14-01 Demolition and New Residence

Applicant: Kiss Investment, LLC
Address: 209 Clarke Avenue
Architect: Smith & Moore Architects
Project Description: Demolition of existing residence and construction of new residence.

Mr. Wheelock said he visited the site.

Consulting Architect Jim Payne asked for deferral of the new construction portion of the project and for approval of the demolition of the existing residence. He said the home was built in the 1920's and it has wood- rot and termite damage.

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Joanne Wagner addressed the Commission and asked that the demolition be delayed until plans for the new house are available for review.

Contract Purchaser Josh Mendelson said the house was built on muck making the foundation unstable, it has extensive termite damage and the floor plan is outdated.

Attorney Ron Kolins, representing Mr. And Mrs. Robinson, who resides at 217 Clarke Road, asked for the following conditions of project approval:

1. To keep the existing hedge and the vegetation material along the sides of the property during construction.
2. To place a 15' wooden barricade at the garage area.
3. To water the property continuously to eliminate the dust.
4. To sod or seed if there will be a delay of new construction.
5. To withhold the demolition until June or July.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO RETAIN AS MUCH OF THE FRONT HEDGE AS POSSIBLE, TO BUILD A BARRIER FOR THE DEMOLITION THAT CONFORMS TO THE CODE, AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS. MOTION SECONDED BY MR. BELL. MOTION CARRIED UNANIMOUSLY.

Mr. Kolins said that Mr. Paine represented that the landscaping along the sides of the property would be maintained and he assumed that it would be an underlying assumption of the motion. Chairman Schuler said that the landscaping will remain.

Mr. Shaw was in attendance at this time.

B15-01 Additions

Applicant: Mr. and Mrs. Lehman
Address: 201 Plantation Road
Architect: Brower Architectural Associates
Project Description: Renovations and additions

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

Architect Raphael Saladrigas presented the project and said they changed the address from 201 Southland to 201 Plantation to take advantage the zoning code which allows corner lots to use an 18' set back for garages. The master bathroom and closet addition

will have a hip roof and a Dutch gable on the front of the house. A small site wall will be erected between the existing one story cabana and the new addition on the east side. Mr. Wheelock stated that when the garage will be extended it will diminish the amount of space to back out of the garage. It was asked to leave enough space to screen the garage doors from the street. It was also thought that the center post that divided the two garage doors will make it extremely difficult to back out of the garage.

Mrs. Lehman addressed the Commission and stated that it is possible to back out of the garage and she preferred having privacy rather than having more driveway space.

Mr. Saladrigas suggested trying the two garage doors first, and if the owners cannot back out of the garage, they will replace them with a single garage door.

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

B16-01 Demolition New Residence

Applicant: Seminole South Corporation
Address: 201 List Road
Architect: Scott Granet
Project Description: Demolition of existing residence and construction of new two-story residence.

Mr. Hoffman and Mr. Schuler said they met with the architect.

Architect Scott Granet said the 3,000 square foot home was built in 1965 and that no architect was listed in the town records. Two cocoanut trees on the north side and a fish tail palm will remain on the lot.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS,
TO LEAVE AS MUCH HEDGING AS POSSIBLE DURING DEMOLITION AND
TRY TO RETAIN THE COCOANUT TREES BY EITHER REPLACING OR
RELOCATING THEM ON THE PROPERTY.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Architect Scott Granet presented a site massing study, a project massing elevation

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drawing and a street scape drawing of North Ocean Boulevard.

The driveway layout was discussed and it was felt there may not be enough turn around space. The garage may be moved farther away from the road. It was felt that the front elevation and the detailing around the front door was too heavy. It was suggested to add a beam between the columns at the loggia on the north elevation.

Mr. Frank said that the Town Council approved the site plan with the condition to reduce the rear patio area.

After much discussion, it was agreed to submit a preliminary, perimeter landscaping plan for review next month.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH MEETING TO REVIEW THE GARAGE SITUATION AS FAR AS BACKING OUT IS CONCERNED, AS FAR AS THE SITE FROM LIST ROAD IS CONCERNED, TO SIMPLIFY THE FRONT ELEVATION, TO RESTUDY THE LOCATION OR NECESSITY OF THE TILED WINDOWS OR CONSIDER USING GLASS, TO SIMPLIFY THE FRONT ENTRANCE AND TO PRESENT A STREET SCAPE DRAWING FOR LIST ROAD.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

B17-01 Demolition and New Residence

Applicant: Eileen and Joseph Cornacchia
Address: 50 Middle Road
Architect: Gregory R. Portman
Project Description: Demolition of existing home and building of new home.

Mr. Bell and Mr. Schuler said they met with the owner and the architect. Mr. Wheelock said he visited the site.

Mr. Frank said the architect revised the plans after the preliminary meeting with staff. There were some problems with the dimensions and he was not able to confirm that the project met the zoning code requirements.

**MOTION BY MR. BELL TO HEAR THE PROJECT.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

Architect Gregory Portman presented photographs of the existing residence. Chairman

B18-01 New Residence

Applicant: One 01 El Vedado
Address: 101 El Vedado Road
Architect: Thomas Kirchhoff
Project Description: New two-story residence

Mr. Shaw, Mr. Wideman, Mr. Hoffman, Mr. Bell and Mr. Schuler said the spoke with the architect regarding the project.

Architect Thomas Kirchhoff presented a model of the project. The streetscape drawing indicated the neighboring properties having similar finished floor elevations and similar heights. Mr. Kirchhoff said the home will be a Mediterranean style in a formal and symmetrical design. The roof will have barrel tile roofing and real stone cornice and trim details. The walls will be white stucco with an acid wash on the flat surfaces of the building and cast stone on the building. The cabana/staff/garage will be a separate building on the site.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO ADD A DESIGN ON THE SPRING LINE AT THE ARCHES ON THE EAST ELEVATION.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B19-01 New Residence

Applicant: David G. Lambert
Address: 711 Hi Mount Road
Architect: Thomas Kirchhoff
Project Description: New two-story residence

Mr. Shaw, Mr. Wideman, Mr. Schuler and Mr. Hoffman said the met with the architect.

Architect Thomas Kirchhoff said this house will front on Ridgeview Drive and have a change of address. He said that because the property behind this project faces North Lake Way, there is a new height limit from the rear of the property line that governs the height of the proposed project. For 25' across the back of the property, the one-story building cannot exceed elevation 37' and that the project will need a variance. He was told to present it to ARCOM as if it did not need a variance, and then go to Town Council for approval. Zoning Administrator Paul Castro told him to get approval for a variance before presenting it to ARCOM. He said the one-story garage building with the dormer

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was the area in question.

Mr. Frank said that what Mr. Kirchhoff was presenting does meet the code. His understanding was that if there will be a variance granted by the Town Council, Mr. Kirchhoff intends to bring back the design modification to ARCOM for approval.

MOTION BY MR. BELL TO REVIEW THE MAIN HOUSE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Kirchhoff reviewed the plans with the Commission at this time. After discussion it was agreed to simplify the Corinthian columns, to reduce the peak of the roof on the garage and change the yellow pediment to white.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

Please note: the garage/staff quarters did meet the zoning code requirements and the roof was revised at the request of the Architectural Review Commission. Therefore, staff approved the garage/staff quarters portion of the project after this meeting.

B20-01 Entry and Potting Room

Applicant:	Paul and Geraldine Emmett
Address:	143 Seminole Avenue
Architect:	Ralph Cantin
Project Description:	New entry portico in wood and stucco and new potting room.

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

Architect Ralph Cantin introduced Daniel Mederia who presented the project. Mr. Mederia said they will add a portico and a potting room which will be eighteen feet long and eight feet deep with open arches.

It was suggested to keep the existing hanging light fixture at the front entrance.

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

MOTION SECONDED BY MR. WHEELOCK.

ROLL CALL:

MR. BELL YES

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MR. WHEELOCK YES
MR. ADAMS YES
MR. WIDEMAN YES
MR. SHAW NO
MR. HOFFMAN NO
MR. SCHULER YES
MOTION CARRIED 5-2.

It was later agreed to keep the hanging light at the entry.

B21-01 Demolition and New Duplex

Applicant: Anthony Solo
Address: 225/229 Chilian Avenue
Architect: Pandula Architects
Project Description: Demolition of existing structure and construction of a new two-family residence.

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

Architect Eugene Pandula said there are two buildings on the property. There are about ten non-conformities on the site, relating to setbacks, parking/greenspace and lot coverage.

MOTION BY MR. HOFFMAN TO APPROVE THE DEMOLITION OF BOTH BUILDINGS WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Architect Eugene Pandula presented the duplex project with the front yard setback at twenty-five feet, side mounted garages, and side yard court yards, which will create more open space between the neighboring properties. The west unit will have a circular entry. The west unit will have a covered porch with a door at a 90-degree angle which will read more as a porch than a main entry.

Chairman Schuler read a letter from Gordon Peter Reed, who resides at 231 Chilian Avenue, asking that his landscaping be protected during the demolition and new construction next door.

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Mr. Pandula said he spoke with Mr. Reed and stated they will do everything possible to protect his property by erecting a site wall and temporary fence at the beginning of the project.

Chairman Schuler read a favorable letter from John Pierce who resides at 222 Australian Avenue.

Mr. Moore said he has had discussions with Mr. Reed and assured him that Mr. Pandula and Mr. Solo will work with him to protect his foliage.

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

MOTION SECONDED BY MR. ADAMS.

MR. BELL OPPOSED.

MOTION CARRIED 6-1.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A73-00 Landscape

Applicant: Palm Beach Tamarin, Inc.
Address: 322 Australian Avenue
Architect: Mark Henegan
Project Description: Landscape

This project was deferred from the November, December and January meetings.

No one was present to represent this project.

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

MOTION SECONDED BY MR ADAMS.

MOTION CARRIED UNANIMOUSLY.

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A74-00 Hardscape

Applicant: Ecclestone Signature Homes
Address: 137 Woodbridge Road
Architect: Krent Wieland Design
Project Description: Hardscape plans

This project was deferred from the November, December and January meetings.

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

Dan Mock representing Krent Wieland Design presented the project with Old Chicago brick pavers and precast stones in a herringbone pattern in the driveway. A black metal fountain will be located in the center of the pedestrian walkway.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A82-00 Revisions to Front Facade, Front Entry and Driveway

Applicant: Laura Andre
Address: 159 Sunset Avenue
Architect: Everett H. Jenner
Project Description: New front entry porch, new circular driveway and revised front elevation

This project was deferred from the December and January meetings.

Designer Skip Jackman presented the project and said a front entry addition was constructed that differed from the original ARCOM approval. They propose a new entry with quoins and pillars and cast stone balustrades at the second floor balcony and at the entry stairs. Scroll work above the fenestration on the front elevation and wooden gates in front of the existing porte cohere will be added. Mr. Jackman said the driveway will have turf blocks in order to meet the greenspace requirement.

Mr. Hoffman thought that the proposal was too elaborate for the house.

Mr. Bell felt the rendering was misleading as all of the ornamentation was highlighted and would not show up in the normal castings.

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Mr. Strawbridge felt that the broken pediment at the top of the entry was not needed on this house.

Mr. Frank said the semi circular driveway with the grass crete may not be enough to allow for the twenty five percent greenspace credit.

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

ROLL CALL:

MR. WIDEMAN	YES
MR. BELL	YES
MR. ADAMS	NO
MR. SHAW	NO
MR. HOFFMAN	NO
MR. WHEELLOCK	NO
MR. SCHULER	NO

MOTION FAILED 2-5

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

MOTION SECONDED BY MR. ADAMS.

ROLL CALL:

MR. SHAW	YES
MR. ADAMS	YES
MR. BELL	NO
MR. WIDEMAN	NO
MR. HOFFMAN	YES
MR. WHEELLOCK	YES
MR. SCHULER	YES

MOTION CARRIED 5-2.

A85-00 Landscape and Hardscape

Applicant: Janina Radtke
Address: 231 Wells Road
Architect: Lang Design Group
Project Description: Landscape and hardscape

This project was deferred from the January meeting.

No one was present to represent this project.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A1-01 Landscape and Hardscape

Applicant: John D. and Diane C. Andrica
Address: 300 Arabian Road
Architect: Michael Rawls
Project Description: Landscaping, hardscape and exterior colors

This project was deferred from the January meeting.

Mr. Wheelock said he spoke with the landscape architect and visited the site.

Landscape Architect Michael Rawls said the exterior colors were approved with the original house plans. There is an existing ficus tree in the back yard and an existing ficus hedge along North Lake Way. Three black olive trees will be planted at the corner of Arabian Road and North Lake Way for privacy. The driveway will have Old Chicago brick pavers.

It was suggested to frame the front door with two royal palm trees.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO REPLACE THE CANARY ISLAND DATE PALM TREES WITH TWO ROYAL PALM TREES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A2-01 Landscape and Hardscape

Applicant: John D. and Diane C. Andrica
Address: 308 Arabian Road
Architect: Michael Rawls
Project Description: Landscaping, hardscape and exterior colors

This project was deferred from the January meeting.

Mr. Wheelock said he visited the site.

Landscape Architect Michael Rawls said there are three large gumbo limbo trees which will be relocated on the site. The plan will have flowering trees and a sculpture garden centered off of the kitchen window. The hardscape material will be Old Chicago brick pavers.

It was stated that the gumbo limbo trees shed their leaves in the winter time and unless the occupants of the homes are year round residents, they will not have any screening benefit from the tree. It commented that the developer should not decide where to relocate trees before the landscape plans are reviewed by ARCOM.

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

A3-01 Landscape and Hardscape

Applicant: Red Path Investments
Address: 425 Chilian Avenue
Architect: George Armas (A Cut Above Landscape & Maintenance)
Project Description: Landscape and hardscape

This project was deferred from the January meeting.

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

Neil Cohen representing Red Path Investments said that more flowering material and cocoanut palms were added which changed the landscaping to a tropical theme on one side of the property. A herringbone pattern will be used for one of the driveway layouts pattern and a basket weave will be used for the other driveway.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A4-01 Landscape

Applicant: Arturo Burigato
Address: 205 Atlantic Avenue
Landscape Co.: A Cut Above Landscape & Maintenance
Project Description: Landscape plan

Mr. Wheelock said he visited the site.

Landscape Designer Neil Cohen presented the landscape plan which included several varieties of palm trees and flowering plants.

It was noted that the easement at the rear property line was not indicated on the plans.

Mr. Wheelock asked to consider more landscape screening for the one-story house next door.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO INDICATE THE EASEMENT AT THE REAR OF THE PROPERTY AND PROVIDED ADEQUATE SCREENING TO THE WEST.
MOTION SECONDED BY MR. SHAW.

To save time at the ARCOM meetings, it was requested that Mr. Wheelock review the landscape plans ahead of time and give his professional opinion.

A5-01 Landscape and Hardscape

Applicant: Earl A. Hollis Inc. Realtors
Address: 330-332 Brazilian Avenue
Landscape Architect: John Lang
Project Description: Landscape and Hardscape plans

No one was present to represent the project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A6-01 Awning

Applicant: Calypso
Address: 247 B Worth Avenue
Contractor: American Awning
Project Description: Install awning 6' 6" wide by 4' long at entrance to the via. Color violet to match the sign.

Contractor Joe Matti presented a violet color awning to the Commission which will match the business sign.

It was suggested to use a white awning with violet trim and leave the sign above it.

MOTION BY MR. WHEELLOCK TO APPROVE A WHITE AWNING WITH VIOLET TRIM.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED

MR. WIDEMAN OPPOSED.

MOTION CARRIED UNANIMOUSLY.

A7-01 Landscape Lighting

Applicant: The Breaker's
Address: 1 South County Road
Contractor: Luminary Effects, Inc.
Project Description: Relocate several landscape lights to new location and lower the wattage on the parking lot lights.

Consultant Don Collier presented the project. He said the Breaker's relocated a large plant and a 250 watt light to the front of the property. He said they have decreased the total wattage on the property by 35%.

Mr. Frank said that Chief Electrical Inspector Tim Wright thought that the changes that were made in the field were substantial and should be reviewed by ARCOM. After further discussion, it was felt that the entire package, landscaping, lighting and the tennis court lighting, should be reviewed together.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A8-01 Landscape Lighting

Applicant: Kenneth S, Beall, Jr.
Address: 744 Island Drive
Contractor: Luminary Effects, Inc.
Project Description: Landscape lighting, (moonlighting), front and back.

Lighting Consultant Don Collier said some of the trees will have up lighting and some will have down lighting. Two recessed lights will illuminate a statue of a pig in the court yard. He said that none of the lights or fixtures will be visible from the road.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A9-01 Landscape Lighting

Applicant: Richard Colker
Address: 210 Emerald Lane
Contractor: Luminary Effects, Inc.
Project Description: Provide new landscape lighting in front and back of home.

Consultant Don Collier said there are two existing large trees at the entrance will have uplighting and down lighting to define the entrance to the residence.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A10-01 Landscape Lighting

Applicant: David Koch
Address: 150 South Ocean Blvd.
Contractor: Luminary Effects, Inc.
Project Description: Relocate existing landscape lights and add eight new fixtures on west garden.

Don Collier representing Luminary Effects stated the lighting plan that was originally approved was not appropriate to illuminate the landscaping and the trees were not tall enough to do what they wanted. The total wattage was reduced and they are conscious of the turtles so no light will be seen from south ocean boulevard. They were waiting for taller trees to install lights.

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

Mr. Wheelock said he drives by the property at night and it is a continuum of glaring hot spots in all of the trees and he felt the lights were overdone.

Mr. Shaw requested lighting projects have pictures of the effect of what that light will do to a tree so the Commission understands.

A11-01 Balconies

Applicant: The Villas, Inc.
Address: 425 Worth Avenue
Architect: Quincy Johnson Architects
Project Description: A complete railing renovation and replacement on all exterior balconies will be changed from concrete to decorative aluminum or vinyl.

Mr. Strawbridge said he met with Attorney Frank Lynch and visited the site. Mr. Schuler said he met with Attorney Frank Lynch.

Architect Courtney Williams presented a video of alternative railing designs superimposed on the building elevation drawings. They considered the other condominiums in the area and thought that the more decorative railing would fit in with the neighborhood. They propose an aluminum or vinyl material.

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Condominium President Dr. Howard Kessler addressed the Commission at this time.

MOTION BY BELL TO APPROVE THE “STARBURST” ALUMINUM RAILING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A121-01 Landscape and Hardscape

Applicant: Donald Kino
Address: 205 Sanford Avenue
Architect: Smith Architects
Project Description: Landscape (and hardscape)

Mr. Wheelock said he visited the site.

Architect Donald Kino, representing himself, presented the project which indicated four alexander palm trees planted around the swimming pool.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE INCLUSION OF THE VINE ON THE GARAGE FACADE.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

Mr. Wideman left the meeting at this time.

A13-01 Building Color

Applicant: William and Shelly Gubelmann
Address: 710 Island Drive
Architect: SKA Architects
Project Description: Change of color for previously approved new house. (from white to light green)

Mr. Strawbridge said he visited the site and spoke with the owners.

Architect Jackie Albarran presented the project.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VII. OTHER BUSINESS

Regulating building colors was discussed and it was decided to have staff review this issue and report back to the Commission.

Mr. Shaw requested clarification on the agenda stating the reason for project deferrals.

MOTION BY MR. BELL REQUESTING MR. MOORE TO VISIT THE ISSUE OF ARCOM REVIEWING ALL BUILDING COLOR CHANGES WITH THE TOWN COUNCIL.

MOTION SECONDED BY MR. STRAWBRIDGE.

Ms. Close stated that if people repaint on a regular basis, how many times will they be before ARCOM and how will it effect the staff's time. They may want to consider how many houses are really a problem.

AMENDED MOTION BY MR. BELL TO HAVE MR. MOORE MAKE A RECOMMENDATION TO THE COMMISSION REGARDING CHANGING OF BUILDING COLORS.

MOTION SECONDED BY MR. STRAWBRIDGE.

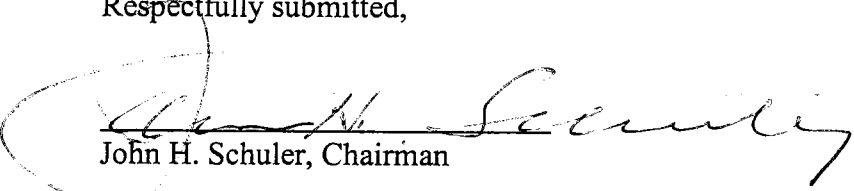
MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURNMENT

The meeting was adjourned at 2:50 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on March 28, 2001.

Respectfully submitted,



John H. Schuler, Chairman