



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY, FEBRUARY 23, 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
Ethel Kinsella, Member
Lowry M. Bell, Jr., Member
Robert Deziel, Member (arrived at 9:01 a.m.)
Joanna Frost-Golino, Member
Eric Adams, Member
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member (arrived at 9:03 a.m.)
Gilbert Messing, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Sally Gingras, Vice-Chairman

Note: Mrs. Gingras' absence will have a pending classification until a letter is received by the Town Manager's office.

**III. APPROVAL OF THE MINUTES FROM THE JANUARY 26, 2000
MEETING.**

**MOTION BY MRS. KINSELLA 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. CONSENT AGENDA

There were no consent agenda items to be heard at this meeting.

VI. PROJECT REVIEW

Robert Moore introduced Veronica Close the Planning Zoning and Building Department's new Assistant Director.

Mr. Moore asked the Commission to recommend to the Town Council how they would like the Commission's attendance to be recorded. He said Palm Beach County considers two thirds of a meeting full attendance.

Mr. Moore apologized to Chairman Schuler and the ARCOM Members for not notifying them of an ARCOM project that was appealed to the Town Council last month.

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B123-99 New Residence

Applicant: Erik Waldin
Address: 247 Jungle Road
Architect: SKA Architects
Project Description: New two-story Mediterranean style single family home.

This project was deferred from the December and January meetings.

There were no ex-parte communications disclosed.

Mr. Schuler stated there were no revised plans received from the architect since the January meeting.

Architect Pat Seagraves said he did not submit revised plans because he only changed the cast stone on the front the building and made some changes to the west facade.

Mr. Schuler read the Commission's comments and the motion for deferral from the January minutes which asked for several project revisions. He asked the Commission if they would like to hear the project considering that the revised plans were not in the file.

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Mr. Seagraves said the footprint was the same as last month's presentation, but the cast stone at the front entrance was simplified, a window was arched, the cast stone was rearranged in some areas on the house and gates were added.

MOTION BY MR. BELL TO HEAR THE PROJECT.

MOTION SECONDED BY MRS. KINSELLA.

MR. SCHULER OPPOSED.

MOTION CARRIED 6-1.

Mr. Frank asked the architect if what he presented to the Commission last month was different from the plans in the ARCOM file. Mr. Seagraves said they used other graphics than the drawings that were presented at the meeting. The elevations and plans did not change, but the presentation material did change.

Mr. Schuler said it is difficult to consider a project unless the Commission is reviewing exactly what will be built.

After further discussion, it was decided that too many changes were made to the project and that the revised plans should have been submitted on a timely basis.

MOTION BY MR. WIDEMAN TO RECONSIDER THE PREVIOUS MOTION TO HEAR THE PROJECT.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B124-99 Two New Townhomes

Applicant: Arturo Burigatto
Address: 205 Atlantic Avenue
Architect: SKA Architects
Project Description: New construction of two, two-story Mediterranean style townhomes.

This project was deferred from the December and January meetings.

Mr. Adams and Mr. Bell said they met with Mr. Kolins and discussed the project.

Court Reporter Kimberly Taylor was present to record the proceedings of this project.

Attorney Ron Kolins addressed the Commission and summarized the Commission's comments from last month's meeting.

Architect Pat Seagraves presented the project showing a revised front elevation. One entry was off set from the other by recessing some building areas and by adding a balcony/trellis area above one of the garages.

Mrs. Frost-Golino felt that Mr. Seagraves did not study how this building would relate to what is immediately in the neighborhood. Mr. Seagraves said he did not care for the styles of the duplex buildings in the neighborhood and his client wanted a Mediterranean style building. Mrs. Frost-Golino felt this project was dissimilar in terms of style as well as in terms of plan and how this functions with anything surrounding it.

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

MOTION SECONDED BY MR. ADAMS.

ROLL CALL:

MR. WIDEMAN	YES
MR. ADAMS	YES
MRS. KINSELLA	YES
MR. BELL	YES
MR. DEZIEL	YES
MRS. FROST-GOLINO	NO
MR. SCHULER	YES

MOTION CARRIED 6-1.

B126-99 New Pump House

Applicant: Town of Palm Beach
Address: Northeast corner of Seminole Avenue and Bradley Place.
Architect: Brower Architectural
Project Description: Motor control house for remote pumps

This project was deferred from the December and January meetings.

Town Engineer Jim Bowser said the staff asked the architect to make a minor modification to the roof line making the plans in the file different from the presentation. He offered to come back next month for a formal review, but asked the Commission for comments at this time.

MOTION BY MR. DEZIEL TO GIVE A PRELIMINARY REVIEW OF THE PROJECT, BUT COME BACK NEXT MONTH FOR AN OFFICIAL VOTE. MOTION SECONDED BY MRS. KINSELLA. MOTION CARRIED UNANIMOUSLY.

Mr. Bowser presented the project and said this building will be part of the Town's infrastructure construction that will build a storm water pump station to service the area between Royal Poinciana Way and Wells Road from the ocean to the lake. He said the original plan had a 8" roof overhang that would have pushed the building back 8" from the property line and did not meet the zoning code. They eliminated the overhangs and put a gutter system to channel the water to the front and not onto the adjacent properties. They agreed to plant an 8' ficus hedge along the front of the building at the request of L'Ermitage which was part of the purchase agreement. The building will be 20' X 47'6" which will house the controls and the emergency generator. The pumps will be located at the west end of Bradley Place.

Mrs. Kinsella wanted the building to look more like a house rather than a mechanical building.

Mr. Brower said there are electric boxes covering most of the walls inside this building. He offered to adorn the building by putting a window surround on it that would look like it was in filled, but not create an opening.

Mr. Bell felt the drawings submitted on December 1, 1999 were superior to the revised presentation. Mr. Brower said the building was reoriented in a completely different direction due to the staff's requirement for the 5' setback. He said a Ludowici clay barrel tile roofing material will be used on this project. It was suggested to use the same color roof as the L'Ermitage or come up with a better roof design than what was presented.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B1-00 New Two-Story House

Applicant: Palm Beach Tamarin, Inc.
Address: 322-326 Australian Avenue
Architect: SKA Architect
Project Description: Construction of a new two-story house.

Demolition for the two buildings on this lot was approved at the January meeting and the new construction portion was deferred at the January meeting.

There were no ex-parte communications disclosed.

Mr. Schuler said there were no revised plans received from the architect since the January meeting.

Mr. Seagraves said there were no changes to the plans from the January meeting. The calculation sheets were corrected and a streetscape drawing was done at the Commission's request. The street scape drawing showed three small, one-story homes with two-story apartments in the rear that were immediately to the east of the proposed project. Mr. Seagraves said they propose a site wall surrounding the property.

The height of the building was discussed and it was felt that with a 22' beam height, set back 10' from the property line, it would be a little bit overpowering to the homes to the east. Mrs. Frost-Golino said this single family home will be replacing two apartment buildings which have about the same amount of the square footage. The density will be reduced and the building will be set back further on the lot than the existing building. The Commission was pleased with the proposed style of the house.

MOTION BY MR. WIDEMAN TO APPROVE AS PRESENTED.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Mrs. Frost-Golino asked to have the site wall reviewed with the landscape plans and Chairman Schuler asked that this request be made part of the record.

B2-00 New Residence

Applicant: Arturo Burigatto
Address: 250 Country Club Road
Architect: SKA Architect
Project Description: New two-story Bermuda style family house.

This project was deferred from the January meeting.

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

Court Reporter Kimberly Taylor recorded the proceedings of this project.

Attorney Ron Kolins representing the applicant stated that 200 square feet had been removed from the front section of the project.

Architect Pat Seagraves said they removed six feet from the side of the house and a window was made a bit smaller. The stairs were changed from a circular shape to a more traditional square shape.

Mr. Seagraves was asked to revisit the second story windows and possibly lower them. The Commission felt that the reduction of 200 square feet an improvement.

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

B3-00 New Residence

Applicant: Mr. And Mrs. Patrick Guarini
Address: 260 Southland Road
Architect: Ames Design International
Project Description: New residence

This project was deferred from the January meeting.

No one was present to present the project.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE MARCH
MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B7-00 Demolition and New Residence

Applicant: Janina Radtke
Address: 231 Well Road
Architect: SKA Architect
Project Description: Demolition of existing one-story home. Construction of new two-story Spanish style home.

There were no ex-parte communication disclosures.

Architect Patrick Seagraves presented a site map indicating the neighboring CCR figures. Mr. Seagraves said the house was built in the 1950's by Lloyd Day and designed by John Stetson.

MOTION BY MRS. KINSELLA TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE VACANT LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves presented a street scape drawing and a site plan of the proposed project. He said the house will be approximately fifty feet from Wells Road. The front yard swimming pool will be concealed from the street by a court yard wall. The front door will be recessed with cast stone surrounding it. The building materials will be full clay barrel tile roofing material, impact resistant glass with true divided lites and cast stone window surrounds. He said the proposed greenspace is at 43%. And that he will bring the site walls and building colors back with the landscaping plan.

It was felt the architect did a fine job with the site plan.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B8-00 Demolition and New Residence

Applicant: Palm Beach Estate Builders
Address: 257 South Woods Road
Architect: SKA Architect
Project Description: Demolition of existing one-story home. Construction of new two-story Spanish style home.

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

Mr. Seagraves passed out pictures of the existing house and said it was built in 1970 by Palm Beach Builders and designed by Ervin G. Von Wald. The proposed 5,588 square foot two-story Mediterranean style home will have a 38% FAR and a CCR of 3.9. The garage and the family room will be the single story sections of the house. The roof will have clay terra cotta barrel tile material. The front door will be recessed with a bougainvillea planter above it. The building will be a tan color with Cast stone sills and heads on the windows. A breeze way containing a utility room will connect the house to the garage in the rear of the lot.

It was stated that the site plan was not oriented correctly. The Commission felt there was too much mass on the street, the generic Mediterranean style was not special to the site and the house was placed set back to set back. It was suggested to put the garage on the rear of the house and not place it set back to set back.

Mr. Frank read a petition objecting to the proposed project which was signed by the following:

Anne B. Smith, 260 North Woods Road
Harold Smith, 260 North Woods Road
Barbara Green, 583 North Lake Way
Bernard Green, 583 North Lake Way
Elliot H. Klorfein, 254 North Woods Road

He also read a letter of objection from Attorney Charles D. Barnett representing Mrs. Marian S. Barnett who resides at 575 North Lake Way.

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

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH

MEETING TO RESTUDY THE MASSIVENESS FROM THE STREET, TO TRY TO REDUCE THE IMPACT TO THE NEIGHBORS, TO RESTUDY SOME OF THE ELEMENTS, AND NOT TO BRING THE SAME ARCHITECTURE BACK LESS MASSIVE BECAUSE THE ARCHITECTURE DOES NOT BELONG AT THIS LOCATION.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B9-00 New Golf & Tennis Clubhouse

Applicant: The Breakers
Address: 1 South County Road
Architect: Peacock & Lewis
Project Description: New free stand golf & tennis clubhouse composed on an underground car storage level with two additional levels above.

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

Attorney Jim Brindell said the Breakers is only one of three PUD's in town so they had to go before the Zoning Commission and the Town Council to receive approvals for amendments to the PUD, the master plan and the site plan for this project. He introduced the President of the Breakers Paul Leone and Architect Steve Pollio. Steve Pollio said the proposal is a free standing golf clubhouse in the style of the Breakers cottages and the Pasta House building. It will be three-stories high with the appearance of two-stories. The location will be across the street from the hotel and north of the current location of the tennis courts. The tennis courts will be reduced from fourteen to ten courts. The cart storage will be semi recessed or underground. A port-cochere will be located at the main entrance which will lead to a large lobby space. The building will have slate roofing material, shingle and lap siding in grey tones and shutters in a hunter green color scheme. He presented a sample board of the shingle siding and color elevation drawings.

Mr. Bell felt that the underground cart parking entry on the east elevation will be seen from South County Road.

Mr. Leone said the east elevation will be set back sixty feet from the road and an existing twelve foot heigh hedge will screen most of this elevation from the street.

Mr. Deziel said the architecture on the hundred-year-old cottages was far superior to the pasta house architecture. The dormers on the cottages are more vertical with a crisp look and the dormers on the Pasta House have a squatter look.

The Commission felt the golf course elevation was very nice, but the east elevation lacked pizzazz and proportion. They felt that the porte cochere should be shown in a rendering demonstrating how it ties in with the building.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH MEETING TO RESTUDY THE FRONT ELEVATION, THE WINDOWS AND THE PORTE COCHERE, AND TO LOOK INTO THE EAST ELEVATION TO MAKE IT MORE IN KEEPING WITH A RESIDENTIAL EFFECT RATHER THAN AN INDUSTRIAL LOOK.

MOTION BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B10-00 New Residence

Applicant: Karen True
Address: 351 Crescent Drive
Architect: Smith & Moore Architects
Project Description: New two-story residence

Mr. Adams said he met with the architect and discussed the project.

Architect Harold Smith presented the two-story French pavilion residential project. He said the average size house in the neighborhood is 5,232 square feet and the average CCR is 3.1. Mr. Smith made a reference to the 5,300 square foot house on Coral Lane that was approved last month and Mr. Adams said it will not be built as a neighbor purchased the land and they plan to create a garden area.

Mr. Smith said the front yard set back will have thirty and forty-eight foot set backs with the garage located at the rear of the property. He quoted the site calculation as having a lot coverage of 23.5%, CCR of 4.2, FAR of 40%, the landscape open space of 46.8% and the gross square footage of 6,216. The corners of the building will be accentuated by stucco quoins the same color as the smooth finish stucco. The entry element will be two-stories with a gable end and a broken pediment portico directly over the mahogany door. The roof slopes are 6/12 with variegated tile color flat grey roofing material. The windows will be aluminum clad, true divided lite with operable hurricane shutters.

Mr. Deziel left the meeting at this time.

Mr. Schuler suggested using regular size windows on either side of the chimney.

Mrs. Frost-Golino said she appreciated Mr. Smith's presentations as all of the information needed to make a decision is usually provided. She felt the elevation streetscape on

Crescent Drive was very formal and large, and seemed to dwarf the homes at 335 and 333 Crescent Drive. She thought the house should look less massive and in some way less formal to be more similar with the other houses on the street.

Juliette De Marcellus, who lives at 357 Crescent Drive, addressed the Commission and stated she was concerned that the new house next door will fill up the lot causing water to run onto her property. She was also concerned that the appearance of a third story would impact the neighboring houses.

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

MOTION FAILED FOR A LACK OF A SECOND.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH MEETING TO REDUCE THE MASSIVENESS OF THIS HOUSE FROM THE STREET.

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

MR. BELL	YES
MR. WIDEMAN	YES
MRS. KINSELLA	YES
MRS. FROST-GOLINO	YES
MR. ADAMS	YES
DR. ROSENBERG	NO
MR. SCHULER	YES

MOTION CARRIED 6-1.

B11-00 Architectural Style Change

Applicant: Norman & Homa Bahary
Address: 168 Kings Road
Architect: Robert Kolany
Project Description: Change architectural style to French country manor, add two bedrooms to the second floor and reduce the front yard hardscape with additional green space.

Architect Robert Kolony introduced his colleague Tim Dart and presented the project. He said the style of the house will change from a Regency to a French country manor. The brick paving in the front of the house will be removed and greenspace will be added. French doors will replace glass sliding doors. A roof similar to the existing pitched roof on the garage will be added to the front elevation of the main house leaving the rest of the roof area flat. The roof material will be a variegated textured cement tile. The front door will have glass and iron grill work.

The Commission felt the style change was very nice, but the fenestration around the front door and over the garage was overdone. The stone baskets of fruit over the garage and over the front door were felt to be not in keeping with the style or with what is in the neighborhood. And that the drawing was very sketchy and unclear as to what material will be used for the gates and their location.

Chairman Schuler read a letter in support of the project from Amir Saleh.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE MARCH MEETING TO SIMPLIFY SOME OF THE ARCHITECTURAL DETAILS AND MAKE THEM MORE CLEAR.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B12-00 Boat House and Pool Cabana

Applicant: William Koch
Address: 974 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo
Project Description: Proposed two-story boat house and pool cabana. Boat house will be a shingled structure both walls and roof. Cabana will be a natural stone garden folly.

The architect requests deferral to the March meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE MARCH MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B13-00 Addition

Applicant: Palm V Associates, LTD.
Address: 230 Worth Avenue
Architect: Raphael Portuondo
Project Description: Add second story addition to 230 Worth Avenue.

Mr. Frank said this project requires Town Council action.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B14-00 Guest House

Applicant: David W. Frisbie
Address: 1000 Indian Road
Architect: Martin & Root Architects
Project Description: Proposed construction of a guest house contemporaneous to (presently approved) construction of the main residence and other improvements.

Mr. Bell and Mr. Schuler said they spoke with the architect and the attorney.

Attorney Greg Young, representing the owner of the property addressed the Commission and introduced Architect Doug Root. Mr. Young said the residential structure was previously approved and they are now asking for approval of a 2,069 square foot guest house which includes a 93 square foot storage shed. The neighborhood has a mixture of RA and RB zoning districts. He said the plans that were submitted had an improper reference to the lot coverage square footage and that the total lot coverage will be no more than 25% at 6,600 feet. Mr. Root said that one of the porches was added twice.

Mrs. Frost-Golino said the original presentation for the main house was too large even without a guest house. This proposal would be an absolute dissimilarity and does not merit consideration. Mr. Wideman also recalled that there was a lot of discussion regarding the size of the house at the original presentation. Dr. Rosenberg felt that the addition of 2,400 square feet to the lot would not have an impact to a passerby at its proposed location. Mr. Messing said he would not recommend this addition due to the mixture of the RA and RB zoning districts. Mrs. Frost-Golino asked Mr. Root to do a street scape drawing which will project an elevation. She also suggested reducing the size of the main house if they want a separate two-story guest house and if the CCR were reduced the apparent mass will obviously be reduced. Mr. Schuler said the streetscape drawing that Mr. Root presented was done by the previous architect, it was not accurate because it did not show the proposed guest house and the main house has changed since this drawing was done. Mr. Bell offered to give the architect an option of reducing the size of the main house and keep the guest house two-stories, or reduce the guest house to a one-story height. Mr. Moore told the architect that guest houses are accessory structures, they are not the principal use of the property, and there is no guarantee of accessory structures under the law. The Commission did not say that a two-story guest house was not allowed, they are saying the mass is too great and the gross cubic content of the structure as proposed, with the guest house, is too great for what would be permitted under the RB zoning.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE MARCH MEETING TO COME BACK WITH AN ACTUAL STREETSCAPE DRAWING TO LOOK AT THE SIZE OF THE GUEST HOUSE AND PREFERABLY COME BACK WITH A ONE-STORY.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Mr. Deziel returned to the meeting at this time.

B15-00 New Residence

Applicant: Ocean Drive Development Corp.
Address: Arabian Road
Architect: REG Architects
Project Description: New two-story CBS single family residence

No ex-parte communications were disclosure.

Architect Rick Gonzalez presented the project site calculations and a photo board of the neighborhood. He said the "old Florida" style project will complement the Mediterranean style home that was approved at the last meeting. The allowable CCR under the current code is 4.5 and this proposal is 3.82 CCR. It is well within the future code and the current code. The total square footage is 5,037 with the main two-story body of the house set back 32 feet. The garage will be on the far south west portion of the property. The guest cottage/cabana will be sixteen feet by sixteen feet in size. It will be attached to the main house by a trellis element and its location will create a court yard concept. The building materials will consist of limestone finish for the stone work, some cast stone distress, dark green shutters and flat cement tile in a variegated green for the roofing material. The windows will be Weather Shield aluminum clad with a historic design of nine over one or four over one depending on size and location of the window. He said the stone work on the building was meant to be a modern interpretation of the brick that Volk would use and the balcony railings are a West Indies style treatment.

Mr. Schuler felt the design of the lites in the windows had a Victorian approach. He suggested putting fewer lites on the upper section and to add lites on the bottom half rather than using a solid plate of glass. Mr. Gonzales agreed that the nine over one lites may be too busy.

Mr. Bell felt the stone work was not appropriate for this style of house, that it was more of a Roman or Italian design and the water table was too heavy on the one side of the building.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE STONEMWORK AND MAKE THE LITES IN THE WINDOWS SIX OVER ONE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B16-00 Addition

Applicant: Michael Ainslie
Address: 415 Seaspray Avenue
Architect: SKA Architect
Project Description: One-story addition to main residence matching roof, rafters and all existing detailing. Partial demolition of existing guest house. New garden walls.

There were no ex-parte communications disclosed.

Architect Jackie Albarran presented the project. The applicants want to join two lots together, make the smaller house the guest house and create a landscaped alley between the two buildings. The pool and patio for the main house will be removed and a library and a covered terrace will be added to the main house. The garage on the smaller house will be demolished and the existing driveway will be removed.

Mr. Schuler suggested replacing the awning windows on the guest house with the same windows that are on the main house.

Ms. Albarran said the house is very different from the main house and they plan to keep it totally separate with garden walls and landscaping.

Mr. Bell suggested adding shutters to the guest house.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION PORTION OF THE PROJECT.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Mr. Deziel returned to the meeting at this time.

B17-00 Demolition

Applicant: JPBK Holdings, Inc.
Address: 101 El Vedado Road
Attorney: Peter Broberg
Project Description: Demolish house.

Attorney Peter Broberg presented the project on behalf of the contract purchaser. He presented photographs of the house and said it was built in 1923 by H.R. Corwin for the owner Horace H. Work. The microfilm did not reflect who the original architect was, but Jane Day did some research on this house and she discovered that it was originally designed by Marion Sims Wyeth. John Volk did some design work on the house in 1947 and again in 1983. Wyeth, King and Johnson built and open balcony in 1954 and added the tower or card room in 1956. He said the owners of the property may keep the house, but wanted to have all of their options open to them. The house will need a lot of work if it were to be remodeled and it would be cheaper to tear it down.

Mr. Frank read a faxed letter that was received the morning of the meeting from Frederick A. Krehbiel objecting to the proposed demolition of the house. Mr. Frank said he has Marion Syms Wyeth's actual commissions which showed that he was the original architect for this house. The builder filled out the original permit application and it did not state who the architect was. The house has been reviewed by the Landmark's Commission and they have no interest in landmarking this property.

Mrs. Frost-Golino said they will not be able to build a tower element the same size as the existing on a new project. Mr. Moore said they would be limited to 2% of the size of the gross floor area and it could not be habitual space.

**MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. ADAMS.**

ROLL CALL:

MR. DEZIEL	YES
MR. ADAMS	YES
MRS. KINSELLA	NO
MR. BELL	NO
MRS. FROST-GOLINO	YES
MR. WIDEMAN	NO
MR. SCHULER	YES

MOTION CARRIED 4-3.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A2-00 Sign

Applicant: Palm Beach Park Center, LTD.
Address: 450 Royal Palm Way
Contractor: Barron Sign
Project Description: Install new letters text to read "Camper and Nicholsons".

No one was present to represent this project.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

Mr. Moore asked the Commission to recommend to the Town Council how they would like their attendance of a full meeting recorded.

MOTION BY MR. BELL TO RECOMMEND TO THE TOWN COUNCIL THAT THE TIME CONSIDERED AS PRESENT REQUIRES TWO-THIRD'S ATTENDANCE OF THE TOTAL TIME OF A MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore said the Commission will no longer be comparing gross square footage and gross cubic footage after May 5, 2000 as the new, portion of the zoning ordinance will take effect. They will still have the authority on the mass, how it is distributed on the property and all of the architectural features. They will no longer be in the cubic content and the square footage business.

Mr. Frank suggested having a workshop at the beginning of the May meeting to discuss the changes to the ordinance.

It was stated that ARCOM will review building height, the quality of the architectural design and how the mass of the project is distributed on the property.

A8-00 Mounted Light

Applicant: The Breakers
Address: 40 Cocoanut Row
Contractor: Mizner Elect
Project Description: Install new 400 watt H.P.S. exterior lighting fixture, wall mounted on west elevation for the Breakers executive office building.

Mr. Frank stated that the applicant would like to install a 400 watt exterior light. He said staff turned it down because the fixture and the light source could be seen from the front of the building. He recommended denial as the Commission has not allowed that much wattage on the front of a building in the past.

MOTION BY MR. ADAMS TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE III ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205, G. THE PROPOSED BUILDING OR STRUCTURE IS NOT APPROPRIATE IN ITS RELATION TO THE ESTABLISHED CHARACTER OF OTHER STRUCTURES IN THE IMMEDIATE AREA OR NEIGHBORING AREAS IN RESPECT TO SIGNIFICANT DESIGN FEATURES SUCH AS MATERIAL OR QUALITY OR ARCHITECTURAL DESIGN AS VIEWED FROM ANY PUBLIC OR PRIVATE WAY (EXCEPT ALLEYS).

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Discussion took place at this time regarding the project that was appealed to the Town Council at their last meeting. It was felt that many hours was spent reviewing this project. They came to what the commission thought was a reasonable compromise and no one was present up hold the commission's position at the Town Council meeting. Mr. Moore said the Town Council accepted the record of the Architectural Review Commission hearing. They reviewed each of the conditions and they found the conditions were not proper. He said that a Commission member would only be able to speak under audience comments and would not be able to argue the case all over again. Mr. Schuler said he received a letter from a neighbor wanting to appeal the Town Council's decision. He asked to have copies of the Town Council minutes sent to the ARCOM members.

A9-00 Balcony Replacement

Applicant: Palm Worth
Address: 2850 South Ocean Boulevard
Architect: Jon Bloss
Engineer: Fredrick D. Shaffer
Project Description: Remove existing deteriorated balconies, and replace with identical balconies of same square footage. New impact/turtle glass will be installed.

No one was present to represent the project.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A10-00 Landscape

Applicant: John Rakolta
Address: 537 Island Drive
Contractor: Brett Armstrong
Project Description: Landscape

Mrs. Kinsella disclosed ex-parte communications with Mr. Armstrong.

Mr. Deziel left the meeting at this time.

Mr. Frank said that staff approved this project, with Mrs. Kinsella's directive, so that the Certificate of Occupancy could be issued.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A11-00 Landscape

Applicant: John Cohan
Address: 241 Kenlyn Road
Contractor: Brett Armstrong
Project Description: Landscape

Mrs. Kinsella disclosed ex-parte communications with Mr. Armstrong.

Landscape designer Brett Armstrong said that zoyza grass will be planted between the house and the lap pool. Pink tabebuias, alexander palms and cattley gueavas will be planted at the front door and Hibiscus will be planted along the property wall along the front of the house . A large banyan or ficus tree will be planted behind the front property wall. Cast stone that looks like lime stone and coquina chip pathways will make up some of the hardscape material. The driveway will be asphalt with black granite chip pebbles pressed into it.

Mrs. Kinsella asked to cover the existing chain link fence with vines or to hide it with a hedge.

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

A100 2-00 Landscape

Applicant: Stoney Windel
Address: 249 Seabreeze Avenue
Contractor: Brett Armstrong
Project Description: Landscape

Landscape designer Brett Armstrong said this plan will have several varieties of palms. Green island ficus, philodendron and cattley guava will be used for ground cover and paver bricks will be used for the hardscape material.

**MOTION BY MR. BELL TO APPROVE THE PROJECT SUBJECT TO HAVING
THE HARDSCAPE SUBMITTED TO STAFF FOR APPROVAL.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

VII. OTHER BUSINESS

Chairman Schuler asked Mrs. Kinsella to reconsider resigning from ARCOM and he told her that the Commission has enjoyed having her as a member and that she has done a great job.

The next meeting of the Architectural Commission will be held on March 22, 2000 at 9:00 a.m.

VIII. ADJOURNMENT

**MOTION BY MR. BELL TO ADJOURN THE MEETING AT 4:30 P.M.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**