

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY JANUARY 26, 2005

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

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV APPROVAL OF THE MINUTES FROM THE DECEMBER 17, 2004 MEETING.

MOTION BY MR. WHELOCK TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VI PROJECT DEFERRALS/REMOVALS

B25-04 New Residence V20-04

Applicant: 171 Royal Poinciana, LLC
Address: 171 Main Street
Architect: Shibao International Corporation
Project Description: Construction of a new single family residence

This project was deferred from the April, September, October and November meetings at the architect's request. It was deferred from the May, June and December meetings at the staff's recommendation. It was deferred from the July and August meetings for restudy. Demolition of the existing residence was approved at the August meeting.
The architect requests deferral to the February meeting.

B95-04 Addition SP15-04

Address: 247 Worth Avenue
Applicant: Jane B Holzer
Architect: The Lawrence Group
Project Description: Addition of a partial second floor, 1700 square feet over the first floor of approximately 1258 square feet. Materials, height, colors are compatible with the existing building. Existing retail use is unchanged.

This project was deferred from the December meeting to address the Worth Avenue Design Guidelines.

The architect requests deferral to the February meeting.

B96-04 Addition V5-2005

Address: 583 North Lake Way
Applicant: Michael and Cheryl Minikes
Designer/Architect: Laberge & Menard/Mike Johnson
Project Description: One-story addition to existing one-story residence

The attorney for the applicant requests removal from the agenda.

B6-05 New Residence

Address: 257 South Woods Road
Applicant: Mr and Mrs. Stanley G. Mortimer, III
Architect: SKA Architect + Planner
Project Description: Construction of new single-story Mediterranean style guest house to be approximately 3,300 square feet.

The architect requests deferral to the February meeting.

A35-04 Roof Material Change

Address: 232 Sanford Avenue
Applicant: Mary Byrne Foley
Contractor: Preston Enterprises
Project Description: Change white flat concrete tile to fiberglass dimensional shingle.

This project was deferred from the December meeting. The homeowner requests deferral to the February meeting.

MOTION BY MR. ADAMS TO DEFER THE PROJECTS B25-04, B95-04, B6-05 AND A35-04 TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. WHELOCK TO REMOVE PROJECT B96-04 FROM THE AGENDA.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects

B1-05/ V7-2005 Additions & Modifications

Address: 937 North Lake Way
Applicant: Mr and Mrs. Paul Birmingham
Architect: Smith & Moore Architects
Project Description: Carport enclosure and garage extension; new roof trusses and roof tiles; window replacement; new entry portico.

Mr. Feldkamp, Mr. Adams, Mr. Wheelock, Mr. Zukov and Dr. Rosenberg said they met with the

architect and reviewed the plans.

Architect Harold Smith presented photographs of the existing house showing a one-car carport and a one-car garage facing the street. He proposed creating a two-car garage by enclosing the car port and bringing it forward to be flush with the garage. A variance would be required to bring the carport forward as it would be in the side yard set back and in the angle of vision. Additional changes to the house include; replacement of awning windows with impact resistant windows, and addition of a covered entry.

Some of the Commissioners were not in favor of a variance to increase the size of the carport. They thought that the garage could be built with less of an encroachment on the property. Others were in favor of the project. They felt that enclosing the carport would improve the appearance of the house from the street.

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

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

DR. ROSENBERG YES

MR. ZUKOV YES

MR. WHEELOCK YES

MR. ADAMS NO

MR. SHAW NO

MR. FELDKAMP YES

MR. WIDEMAN NO

MOTION CARRIED 4-3.

MOTION BY MR. WHEELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROJECT ARCHITECTURALLY MERITS THE VARIANCE REQUEST

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

MR. WHEELOCK YES

MR. ZUKOV YES

DR. ROSENBERG YES

MR. ADAMS NO

MR. SHAW NO

MR. FELDKAMP YES

MR. WIDEMAN NO

MOTION CARRIED 4-3.

B2-05/ V13-2005 Demolition & New Residence

Address: 742 Slope Trail
Applicant: 742 Slope Trail, LLC
Architect: Smith & Moore Architects
Project Description: Demolition of an existing two-story residence and construction of a new two-story residence.

Mr. Feldkamp and Mr. Adams said they met with the architect. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Architect Harold Smith presented the demolition proposal. He said the house was designed by Architect Henry K. Harding in 1960. The original home had a flat roof, an entry portico and a drive through garage.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO KEEP THE PERIMETER LANDSCAPE AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith, responding to the question of why a point of measurement variance is requested, stated that the site is solid rock and they would have to excavate to place the house at the required 7.5 elevation.

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

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

DR. ROSENBERG YES

MR. ZUKOV YES

MR. WHELOCK YES

MR. ADAMS NO

MR. SHAW NO

MR. FELDKAMP YES

MR. WIDEMAN YES

MOTION CARRIED 5-2.

MOTION BY MR. WHELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROJECT ARCHITECTURALLY MERITS VARIANCE APPLICATION.

MOTION SECONDED BY MR. ZUKOV.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

After discussion, it was determined that the project would have to come back to the Commission if the variance and/or the two driveway cuts are not approved.

MOTION BY MR. ZUKOV TO HAVE THE PROJECT COME BACK TO THE COMMISSION FOR REVIEW IF THE DRIVEWAYS ARE NOT APPROVED AND IF THE POINT OF MEASUREMENT VARIANCE IS NOT APPROVED.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

B3-05/ V10-2005 Modifications

Address: 155 Brazilian Avenue
Applicant: Ms. Vivian P. Dorris
Architect: SKA Architect + Planner
Project Description: Replace windows and doors, remove hardscape per plan, remove site walls, ramp and driveway in front. Replace the driveway, and add a new pool and patio in rear per plan.

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

Architect Pat Seagraves said they propose filling in the steep driveway ramp leading to the lower level garage, and then turn the garage into storage space. A variance would be required to eliminate the use of the garage. Further up grades to the house include replacement of the roll down shutters, awning windows, glass sliding doors, and removal of the second floor balcony.

Mr. Moore explained that the previous owner had received a variance to place the garage below grade several years ago.

MOTION BY MR. WHEELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROJECT ARCHITECTURALLY MERITS THE VARIANCE APPLICATION.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE PROVISION THAT THE WINDOWS ACROSS THE FRONT ARE ELONGATED.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

The property owner's Attorney, Ron Kolins was informed that if the two driveway curb cuts are not approved by the Public Works Department, they would have to bring the revised driveway plan back to the commission for approval.

B4-05/ V11-2005 Balcony & Terrace Addition

Address: 8 Lagomar Road
Applicant: Mr. Emil Solimine
Architect: SKA Architect + Planner
Project Description: Replace the existing front awning with a new covered entry and balcony.
Replace the existing rear awning with a new extended covered terrace.

There were no ex parte communications disclosed.

Architect Jackie Albarran proposed enclosing two open awning areas for additional living space.

MOTION BY MR. WHELOCK TO RECOMMEND TO TOWN COUNCIL THAT THE PROJECT ARCHITECTURALLY MERITS THE VARIANCE APPLICATION SUBJECT TO MOVING THE DOOR SURROUND BACK ONE-FOOT OR FIFTEEN INCHES.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS
VIII PROJECT REVIEW

B74-04 New Residence

Applicant: West Group Residential, LLC
Address: 1451 North Lake Way
Architect: Robert L. Bell
Project Description: Construction of new two-story Mediterranean style residence.

Demolition was approved and the new construction was deferred for restudy at the September, November and December meetings. The project was deferred from the October meeting at the architect's request.

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

Architect Robert Bell addressed the revisions requested by the Commission from last month. The two side walls above the entry door were eliminated, the railing was wrapped around to the side, and the windows were balanced on the long blank wall. Mr. Bell mentioned that the Public Works Department declined the proposal of two driveway cuts on North Lake Way.

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

B92-04 Renovation

Address: 153 Kings Road
Applicant: Mr. and Mrs. Bernstein
Architect: Thomas M. Kirchhoff
Project Description: Renovation of existing two-story, Regency style home. Modifications to exterior elevations to include hip roof with central pediment, symmetrical entry elements, new window and door locations.

This project was deferred from the December meeting and the architect of record has changed.

There were no ex parte communications disclosed regarding this project.

Architect Thomas Kirchhoff stated that the owners decided to renovate rather than demolish the house because they would not be able to rebuild the same size house on this lot. Also, the architectural style will be changed from Regency to Georgian style.

The architect was asked to restudy the flat roof element on the garage which was more Regency style rather than the proposed Georgian style.

Mr. Kirchhoff agreed to redesign the roof element without having to request any variances.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION
TO USE A HIP ROOF OVER THE GARAGE TO BE IN CONFORMITY WITH THE
REST OF THE DESIGN, AND TO COME BACK WITH THE LANDSCAPING AND
HARDSCAPING.**

**MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

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

MOTION SECONDED BY MR. FELDKAMP.

ROLL CALL:

DR. ROSENBERG YES

MR. FELDKAMP YES

MR. WHELOCK NO

MR. ADAMS YES

MR. SHAW NO

MR. ZUKOV YES

MR. WIDEMAN NO

MOTION CARRIED 4-3.

Mr. Strawbridge said, "the Commission has failed miserably in its duty on this last vote."

Mr. Wheelock and Mr. Wideman agreed.

B98-04 New Residence, Landscape & Hardscape

Address: 1900 South Ocean Boulevard

Applicant: Lake View Limited Partnership

Architect: Portuondo Perotti Architects

Project Description: Construction of new Mediterranean style residence and final landscape and hardscape.

This project was deferred from the December meeting at the architect's request.

Mr. Wheelock said he visited the site.

Architect Raphael Portuondo, representing Property Owner David Fessler, proposed a Mediterranean style residence for the vacant lot. He said the multi-level house was designed to cascade down the sloping lot. The construction materials will include impact glass windows, Altousa clay roofing tile, stucco details and stairs made of key stone. The stucco building will be a cream color with charcoal grey shutters.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO RETURN WITH THE LANDSCAPE, HARDSCAPE, DRAINAGE PLANS AND MATERIALS BOARD, AND THAT IT BE NOTED THAT 8,500 SQUARE FOOT OF ACTUAL LIVING SPACE WAS REPRESENTED WITH THIS APPROVAL.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B5-05 Demolition & New Residence

Address: 1494 North Ocean Boulevard
Applicant: Mr and Mrs. John Rossi
Architect: Smith & Moore Architects
Project Description: Demolition of an existing one-story residence and construction of a new two-story residence.

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

Architect Harold Smith reported that the existing one-story house was designed by Architect Raymond Plockelman in 1949. He indicated that an existing five-feet high ficus hedge along the front of the property, and tall ficus hedging along the sides and rear of the property will be retained through construction.

**MOTION BY MR. ADAMS TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.**

Associate Architect Irma Torregrazo proposed a two-story Bermuda style residence with grey, flat concrete roof material. The building stucco color will be white with a grey watertable and grey banding. The columns, shutters, and windows will be made of mahogany wood.

Mr. Frank read a letter from Elaine and Lou Nicastro in support of the project.

It was suggested changing the single garage door to two doors which may make it easier to access the garage.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT AS PRESENTED AND TO LEAVE THE SELECTION OF THE GARAGE DOOR UP TO THE ARCHITECT.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

and Mr. Zukov said they met with the architect and visited the site.

Architect Harold Smith reported that the existing one-story house was designed by Architect Raymond Plockelman in 1949. He indicated that an existing five-feet high ficus hedge along the front of the property, and tall ficus hedging along the sides and rear of the property will be retained through construction.

**MOTION BY MR. ADAMS TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.**

Associate Architect Irma Torregrazo proposed a two-story Bermuda style residence with grey, flat concrete roof material. The building stucco color will be white with a grey watertable and grey banding. The columns, shutters, and windows will be made of mahogany wood.

Mr. Frank read a letter from Elaine and Lou Nicastro in support of the project.

It was suggested changing the single garage door to two doors which may make it easier to access the garage.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT AS PRESENTED AND
TO LEAVE THE SELECTION OF THE GARAGE DOOR UP TO THE ARCHITECT.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B7-05 Addition

Address: 111 Seagate Road
Applicant: Scott Derrin
Architect: The Lawrence Group Architects
Project Description: Second story addition and internal remodeling.

There were no ex parte communications disclosed relative to this project.

Architect Eugene Lawrence presented the addition and remodeling project.

He said they wanted to turn the house into a Mediterranean style, but after meeting with the neighbors, they decided on a Bermuda vernacular. The project will have flat cement tile roofing, quoins, shutters and columns.

Mr. Frank read a letter in favor of the project from Joseph F. Crossen, 118 Dolphin Road.

Jeffrey Smith, the neighbor to the west of this project, requested modification of the proposed balconies on the addition.

Willie DeGray, the neighbor across the street, thought that the second story addition would have a negative impact on the neighborhood.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE FEBRUARY MEETING FOR RESTUDY.

MOTION SECONDED BY MR. WHEELOCK

MOTION CARRIED UNANIMOUSLY.

B8-05 Addition

Address: 528 North Lake Way
Applicant: Harold Oelbaum
Architect: The Lawrence Group Architects
Project Description: Second story addition with exercise room and guest rooms.

There were no ex parte communications disclosed regarding this project.

Architect Eugene Lawrence proposed a second story addition and a round stair tower element to the existing house. He noted that extensive renovations were done to the existing home and they do not want to disturb the first floor of this house. Mr. Lawrence agreed to square off the round stair tower to bring it into architectural harmony with the house.

The architect was asked to present a street scape drawing to compare the size of this project with the homes around it. The quoins, which were only on the garage, were perceived as being out of place on this house. It was suggested changing the architectural style of the house.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE FEBRUARY MEETING FOR RESTUDY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Ms. Diver and Mr. Youchak were voting members, as some of the commissioners were not present when the meeting was reconvened at 2:15 after a lunch break.

B9-05 Addition

Address: 326 Via Linda
Applicant: Mr and Mrs. Robert Fromer
Architect: Michael J. Johnson

The architect was asked to present a street scape drawing to compare the size of this project with the homes around it. The quoins, which were only on the garage, were perceived as being out of place on this house. It was suggested changing the architectural style of the house.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE FEBRUARY MEETING FOR RESTUDY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Ms. Diver and Mr. Youchak were voting members, as some of the commissioners were not present when the meeting was reconvened at 2:15 after a lunch break.

B9-05 Addition

Address: 326 Via Linda
Applicant: Mr and Mrs. Robert Fromer
Architect: Michael J. Johnson
Project Description: Add a second story guest suite over the existing three-car garage. Finish materials will match the existing finishes of the residence.

There were no ex parte communications disclosed regarding this project.

Architect Michael Johnson proposed a second floor addition over an existing one-story garage. He mentioned that a very tall ficus hedge will screen the new addition from the neighbor.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mr. Feldkamp and Mr. Strawbridge were in attendance at this time. Mr. Strawbridge was a voting member for the remainder of the meeting.

B10-05 Demolition & New Residence

Address: 148 El Mirasol
Applicant: Lucy Musso
Architect: Brower Architectural Associates
Project Description: Demolition of existing single story residence and construction of a new two-story Bermuda style home. The house will have smooth stucco finish with a white concrete tile roof. Colors to be pale yellow with green shutters.

Ms. Diver and Mr. Adams said they met with the architect. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Designer Raphael Saladrigas requested demolition of the existing house that was designed by Architect Ames Bennett in 1966.

Landscape Designer Mario Nievera indicated that six-foot high property walls and two large ficus trees will remain during construction.

**MOTION BY MR. WHEELOCK TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Mr. Saladrigas presented a video showing the proposed Bermuda style residence in a three-dimensional format. The building material sample board indicated that the building stucco will be cream color, the roof will be beige, and the shutters will be blue.

Mr. Nievera presented a landscape plan that consisted of 48% greenspace.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B11-05 Addition

Address: 144 Seminole Avenue
Applicant: Gerald Haryman
Architect: David R. Miller
Project Description: Second story addition to an existing single family residence.

There were no ex parte communications declared.

Architect David Miller described the addition proposal as a “low pop-up” in the middle of the house. The addition will match the existing building materials with grey Ludowici roofing, and okra yellow stucco walls.

After discussion, Mr. Miller agreed to lower the height of the chimney if it meets with the zoning code.

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

B12-05 Demolition

Address: 224 Seminole Avenue
Applicant: PBOC, Inc.
Contractor: Wildes Builders
Project Description: Demolition of existing residence.

There were no ex parte communications disclosed.

Architect Blue Minges, representing PBOC, Inc., proposed demolition of a single family residence that was built in 1945. The architect of record was Belford Shoumate. He indicated that there are no plans to replace the house at this time, but that a residential building would be built on this site.

Mr. Frank read a letter from Joann Warshaver and Barry Pinciss, 223 Seminole Avenue, requesting that the developer keep all of the vacant properties on this street clean. He also read a letter from Mrs. Barberian, 209 Seminole Avenue, opposing the further development of the Temple Emanuel.

Mr. Moore stated for the record, that the Temple Emanuel would have to file for a special exception if they propose to develop this lot. And, the neighbors would be notified of any such proposal.

**MOTION BY MR. WHEELock TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B13-05 Demolition & New Residence

Address: 1744 South Ocean Boulevard
Applicant: Norman and Nassrine Traverse
Architect: Harrison Design Associates
Project Description: Demolition of existing residence and construction of a new two-story "Italian Villa." Sienna stucco over concrete masonry unit with a tricolor barrel tile roof. The exterior trim is to be a creamy color limestone.

Ms. Diver, Mr. Feldkamp, Mr. Wideman, Mr. Zukov and Dr. Rosenberg said they met with the architect, property owner, and attorney. Mr. Wideman said he met with the architect's representative and visited the site.

Architect Bill Harrison proposed demolition of the home designed by Architect John Volk in 1955.

**MOTION BY MR. WHEELock TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY DR. ROSENBERG
MOTION CARRIED UNANIMOUSLY.**

Architect Bill Harrison presented a model of the proposed single family home. The project was well received by the commission.

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

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A34-04 Landscape, Hardscape & Landscape lighting

Address: 162 Dolphin Road
Applicant: Mr. and Mrs. Verrick Foster
Landscape Architect: Mark Henegan
Project Description: Landscape, hardscape and landscape lighting.

This project was deferred from the November and December meetings.

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

Landscape Architect Mark Henegan presented the landscape project and said that it has 50% of landscaped area. Fifty up light fixtures were proposed for the landscape lighting plan.

The Commission thought the amount of lighting should be reduced by half.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE
PROVISION TO RESUBMIT THE LANDSCAPE LIGHTING PLAN FOR STAFF
APPROVAL WITH A REDUCTION OF LIGHT FIXTURES OF 50%.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A36-04 Landscape & Hardscape

Address: 279 Colonial Lane
Applicant: Licino and Doris Cruz
Landscape Architect: A. Grant Thornbrough
Project Description: Landscape and hardscape

This project was deferred from the December meeting.

Mr. Wheelock said he visited the site.

Landscape Designer Rick Yasko proposed a reduction of hard surfaces from last month's presentation. Stabilized sod will provide additional parking areas.

It was suggested adding some more vegetation to the north west corner of the property for screening of the second story from neighbors. Also, by reconfiguring the driveway to an "L" shape would add greenspace to the property.

MOTION BY MR. WHEELLOCK TO DEFER THE LANDSCAPE AND HARDSCAPE FOR RESTUDY TO THE FEBRUARY MEETING.

MOTION SECONDED BY

MOTION CARRIED UNANIMOUSLY.

A37-04 Landscape & Hardscape

Address: 1530 North Lake Way
Applicant: Malcolm Geffer and Katherine Kirk
Landscape Architect: Morgan Wheelock, Inc.
Project Description: Final landscape and hardscape.

This project was deferred from the December meeting.

Note: Mr. Wheelock left the dais during this presentation as he had a previously declared conflict of interest.

Landscape Architect Don Skowron stated that the amount of xeriscape in this project exceeds the code requirements. A bio barrier will be used to contain the root system of the golden bamboo.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A1-05 Roof Material Change

Address: 1480 Via Manana
Applicant: David and Gail Leavitt
Contractor: Roofing Unlimited
Project Description: Roof material change from barrel tile to "S" tile.

Homeowner David Leavitt presented a clay barrel roofing tile, that had been removed from his roof by a hurricane, and a clay "S" roofing tile.

Mr. Frank informed Mr. Leavitt and the Commission that there was no difference in the way the barrel tiles and the "S" tiles are applied to the roof.

MOTION BY DR. ROSENBERG TO APPROVE THE "S" TILE ROOFING MATERIAL.

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

A2-05 Landscape & Hardscape

Address: 1491 North Ocean Boulevard
Applicant: Frank Wilkens
Designer: Mario Nievera
Project Description: Proposed hardscape and planting design.

Landscape Designer Mario Nievera presented a colored site plan and indicated that the driveway, in a pattern of cast stone and brick, will circle around a large Geiger tree. He said that some of the trees that they intended to keep were lost in the hurricanes.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. FELDKAMP.
MR. WHEELLOCK OPPOSED.
MOTION CARRIED 6-1.**

A3-05 Landscape, Hardscape & Landscape Lighting

Address: 210 Kawama Lane
Applicant: Mr. Alfred Clark
Architect: Steven M. Dauber
Project Description: Landscape plan, hardscape & landscape lighting.

Landscape Architect Steven Dauber presented a Portuguese influenced landscape and hardscape project.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH A CONDITION TO
REDUCE THE HARDSCAPE AROUND THE FOUNTAIN TO FOUR FEET
SURROUNDING IT, REDUCE THE HARDSCAPE IN FRONT OF THE POOL, AND
ADD PALM TREES TO THE EAST PROPERTY LINE.
MOTION SECONDED BY MR. WHEELLOCK.
MOTION CARRIED UNANIMOUSLY.**

ARCOM Minutes 1/26/05

IX OTHER BUSINESS

None

X ADJOURNMENT

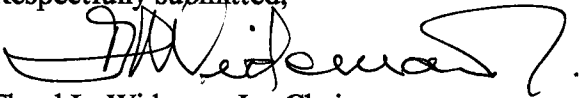
MOTION BY DR. ROSENBERG TO ADJOURN THE MEETING AT 4:39 P.M.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on Wednesday, February 23, 2005.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. Wideman Jr.", with a stylized flourish at the end.

Floyd L. Wideman Jr., Chairman