



MINUTES
ARCHITECTURAL COMMISSION
IN THE TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY ROAD, PALM BEACH, FL

WEDNESDAY, FEBRUARY 22, 2012, 9:00 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town’s website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER (9:02:24 a.m.)

Chairman Smith called the meeting to order at 9:02 a.m.

II. ROLL CALL (9:02:36 a.m.)

Jeffery W. Smith, Chairman	PRESENT
Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Nikita Zukov, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:08 a.m.)
Dr. Martin Phillips, Alternate Member	PRESENT

Staff members present: John S. Page, Director of Planning, Zoning and Building, Veronica Close, Assistant Director of Planning, Zoning and Building (portion of meeting), John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission

III. PLEDGE OF ALLEGIANCE (9:03:14 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE JANUARY 25, 2012 MEETING: (9:03:17 a.m.)

MOTION FOR APPROVAL OF THE MINUTES BY MR. HOMES.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA : (9:03:49 a.m.)**

MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY (9:04:00 a.m.)**

Mrs. Delp administered the oath at this time and as necessary throughout the meeting.

VII. **OTHER BUSINESS: (9:04:06 a.m.)**

Chairman Smith announced that we were experiencing technical difficulties in the chambers today relative to the camera system which was failing to project onto the screens. In order to provide the Town's IS Department additional time to attempt to reach a solution to the problem, Chairman Smith moved to the end of the agenda for a discussion relative to "Major" and "Minor" projects.

Mr. Page stated that Chapter 18 of the Town's Code of Ordinances is now being reviewed by the Town's Ordinance, Rules and Standards Committee (ORS). Portions of Chapter 18 pertain to ARCOM's structure and responsibilities. Within that code, there are references to major projects and minor projects. As a result of the ORS meeting, staff was tasked to determine what constitutes both major and minor projects, as well as staff approvals. Mr. Lindgren has reviewed ten years of ARCOM agendas to compile a list of typical types of projects that would fall under those categories. (Information relative to this matter was forwarded to the ARCOM members and was distributed during the meeting and reviewed by Mr. Lindgren and later, Ms. Close.) Staff has also contemplated the creation of a new category: minor project with notification to property owners. Staff suggested that the number of staff approvals on any one project might be limited to a certain number, and when that number is exceeded, the project must be heard by the commission.

Commission comments: It is difficult to list every possible example; **additions in the rear which cannot be seen from the street have historically not been noticed to neighbors, but perhaps should be**; should "number of square footage added" be a classification criterion; we need to err on the side of the residents...inform the neighbors at all cost; **suggestion that any addition with square footage more than 20% of the existing building should be noticed to neighbors**; it has been abused by people who know that ARCOM would not normally notice construction in the rear of the home; **perhaps only notify abutting neighbors for additions in the rear**; **suggest anything that increases size should not be a staff approval, but instead should go to ARCOM**; **suggest anything seen from the street should go to ARCOM and not be staff approved**; and, **suggest that staff continues to use good judgement in classifying the projects, and if there is a question, the Chairman should be consulted.**

Let the record show that the technical services in the chambers were restored, and Chairman Smith elected to defer this discussion to the end of the agenda.

VIII. PROJECT REVIEW (9:27:06 a.m.)

A. MAJOR PROJECTS - OLD BUSINESS (9:27:10 a.m.)

B - 085 -2011 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 108 El Mirasol

Applicant: Anand & Neeta Khubani

Architect: Douglas J. Coleman AIA

Project Description: New two-story single family residence: 6 car garage, 9 bedrooms, 10 full baths, 3 half baths. Total living square footage 13,570. Breezeway and pool. Variances requested for front yard setback, and front yard setback/building height plane for the stair tower and front entry feature

Please note that at the December meeting, there was a motion to recommend the variance related to the landscaping, and to recommend denial of the variance which would move the house forward toward the street. There was a second motion for deferral of the architecture to the January meeting. At the January meeting, at the applicant's request, the project was deferred to the February meeting. ***Please note that the owner's attorney has requested deferral to the March meeting to allow the architect additional time to revise the plans.***

**MOTION BY MR. HOMES FOR DEFERRAL TO THE MARCH MEETING.
MOTION SECONDED BY MESSRS. ZUKOV AND KARAKUL SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

B - 003 -2012 Windows and exterior improvements

Address: 1 North Breakers Row

Applicant: The Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Associates

Project Description: Window replacement and exterior improvements

Please note that at the January meeting, there was a motion for approval of the project as presented, except for the color variation which will be deferred to next month. ***Please note that the architect has requested deferral to the March meeting.***

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE MARCH MEETING.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

B - 005 - 2012 Demolition and New Residence

Address: 226 Kenlyn Road

Applicant: Mr. and Mrs. Eugene P. Canese Jr.

Architect: Roger P. Janssen, Daily Janssen Architects

Project Description: Demolition of existing one-story single family residence, guest house, pool and spa. Proposed new two-story single family residence with 4,617 air-conditioned square feet with pool, spa, landscape and hardscape at 226 Kenlyn Road (Lot 6)

Please note that at the January meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating. There was a second motion for deferral (to the

February meeting) with the request that the architect reconsider the design of the roof structure over the garage.

Call for disclosure of ex parte communication: Disclosure by Mr. Smith

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Daily Janssen Architects

Mr. Janssen reviewed the changes that he made since the last meeting in response to commission comments last month. Changes were primarily done to the front elevation: small central dormers eliminated; garage mass mitigated by adding dormers and changing gables to hips.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

[B - 006 - 2012 Addition](#)

Address: 218 Miraflores Dr.

Applicant: Vera Alfieri Monforte

Architect: Studio K Architects

Project Description: Proposed 299 square foot addition to an existing single story private residence

Please note that after hearing the project at the January meeting, the project was deferred to the February meeting. ***Please be advised that the applicant has requested deferral to the April meeting.***

**MOTION BY MR. HOMES FOR DEFERRAL TO THE APRIL MEETING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

[B - 008 - 2012 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2 Via Los Incas

Applicant: Robert Snyder

Architect: Charles Higgins

Project Description: Add second floor bed and bath above garage. Variances requested for front yard setback for the addition, front yard setback for the parapet, side yard setback for the addition, and variance for lot coverage.

Please note that after hearing the project at the January meeting, the project was deferred to the February meeting.

Call for disclosure of ex parte communication: Disclosures by Messrs. Vila and Smith and Dr. Phillips

ARCHITECTURAL PRESENTATION BY: Charles Higgins, Architect
ATTORNEY FOR OWNER: Greg Kino
CONTRACTOR: Greg Poirier

After consideration of last month's critique of the plans, the project has been revised not to raise the parapet at all in the front; and, to redesign in order to eliminate the need for the space between the floors. Mr. Kino noted that the front setback variance has been withdrawn, but the other two variance requests remain.

**MOTION BY MR. KARAKUL THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

[B - 010 - 2012 New residence](#)

Address: 1348 North Lake Way

Applicant: Patrick Carney

Architect: Smith and Moore Architects

Project Description: New two-story residence in the Bermuda Georgian style: White concrete tile roof, Building Color - Yellow, Trim Color - White, Shutter Color - white. Preliminary landscape plan.

Please be advised that Mr. Smith has previously declared a Voting Conflict with regard to this project.

Please note that this project was heard at the January meeting. At that time, there was a motion for deferral to the February meeting. There was also a motion for "Approval" of the variance (i.e., ARCOM recommends that the Town Council approve the variance.)

**MOTION BY MR. ZUKOV FOR DEFERRAL TO THE MARCH MEETING.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY. (Mr. Gruss voting.)**

B. [MAJOR PROJECTS - NEW BUSINESS \(9:37:59 a.m.\)](#)

B - 011 - 2012 Addition, Landscape/Hardscape

Address: 273 Tangier Avenue

Applicant: Judith and Ronald Berk

Architect: Jerome Baumohl, AIA

Project Description: Partial renovation of existing perimeter walls, removal of entire roof structure to accommodate the construction of a new second floor. Pool, hardscape and landscape

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Jerome Baumohl, Architect

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

ALSO PRESENT: Property owners and their designer

Mr. Baumoehl stated that the project received variance approval for side setback last week. He explained that the plans include removal of the bay “bump” in the master bedroom area on the ground floor; a general “clean up” of the existing one-story home; recess of the front loading garages another 8”; plans to remove the entire roof structure in preparation for the second story addition centered on the first floor; and, site changes. Materials include Herpel pre-cast smooth stone for the window sills surrounds and quoins, Pella custom impact windows with larger muntins, pre-cast columns; rubbed oil bronze railings with stone cap; and, dark roof tiles. Mr. Meroney, Landscape Architect, indicated that the existing perimeter Ficus hedge (on three sides) is very healthy and will be retained; the existing semi-circular driveway (to be re-paved) will be bisected for a new pedestrian walkway; new columns and double gates; landscape with simple, formal appeal; rear yard with new pool with spa pushed back on the property, and flanked by expanses of lawn; eight (8) Royal Palms in the rear yard.

Under comments: Simplification needed...too much going on here.

Let the record show, (at 10:03 a.m.), there was a power failure at this point; all systems went down; there was a short recess in order to re-establish connectivity to all technological components in the Chambers.

Under comments: Nice project; eliminate all the quoins; you don’t need elaborate gates; front door and railings are fine; amount of detail is overwhelming in the front; second story roofline does not add to the house; existing Ficus hedges are not in great shape; gates are too big; nice mix in the neighborhood...not overbearing; with regard to garage, guest parking and forecourt, it is dangerous to force cars to back out of a driveway; overall massing is good; overhang on banding is exaggerated; re-study the hip roof over the window; whole second story is popped up in middle of flat roof; second floor does not relate to first floor; and, windows are out of proportion.

**MOTION BY MR. KARAKUL TO DEFER (TO MARCH) FOR RE-STUDY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

[B - 012 - 2012 Gates](#)

Address: 131 East Inlet Drive

Applicant: Bryson Cook

Architect: Mario Nievera

Project Description: New vehicular gate design

Call for disclosure of ex parte communication: Disclosures by Mr. Homes and Mr. Vila

ARCHITECTURAL PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams explained that a variance has been approved to place the proposed entry gate 10 feet from the edge of the road. It will be a white aluminum gate matching the aluminum house railings. The sliding gate is 3 ft. 6 in. in height, but the overall height from the road to the top of the gate is approximately 5 ft. The gate is requested to protect pets and to prevent persons from using the driveway as a turnaround.

Under comments: It is so rigid and one long piece...no style...detracting; would rather have no gate, but understands the owner’s reasons for requesting the gate; good solution.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.

[B - 013 -2012 Addition](#)

Address: 1161 North Lake Way

Applicant: Marie Cristina Fanjul

Architect: Jacqueline Albarran

Project Description: Proposal of a one-story dining room addition to two-story residence. Reconfigure covered terrace within existing footprint of structure by removing existing dining room. New impact single lite French doors. Roof slope, materials, and all details to match existing

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, SKA Architect + Planner

Ms. Albarran presented the proposed plans to remove the existing dining room and create a new dining room addition in accordance with the submitted plans. Members felt the addition was sensitive, nicely done, and has no affect on neighbors.

MOTION BY MR. VILA FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

[B - 014 - 2012 Additions](#)

Address: 310 Via Linda

Applicant: Peter and Penelope Townsend

Architect: Jacqueline Albarran

Project Description: Remove entry porch and rear flat covered terrace. One story additions to a one-story residence as follows: Relocate garage and covered terrace. Extend front entry, kitchen, and master suite. All new impact aluminum windows and doors. Roof, slope, materials and all detailing to match existing.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, SKA Architect + Planner

Ms. Albarran presented the proposed plans in accordance with the submitted plans and the description listed above. It should be noted that the existing house has a one car garage and the proposal would provide a two car garage. Ms. Albarran explained that an existing fountain at the pool will be removed in favor of a spa, and a small fountain will be added elsewhere. The project received positive comments.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

[B - 015 - 2012 Addition](#)

Address: 1051 N. Ocean Boulevard

Applicant: Mr. and Mrs. Edward McLaughlin

Architect: MP Design & Architecture, Inc.

Project Description: Attached one-story addition consisting of 651 sq. ft. to replace existing freestanding one-story structure. Exterior finishes and details to match existing residence.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture, Inc.

Mr. Perry explained that an existing detached 180 sq. ft. one-story bedroom and bath will be removed in favor of the proposed addition. After a review of the project, primarily positive comments were heard.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

[B - 016 - 2012 New Residence](#)

Address: 2299 Ibis Isle Road East

Applicant: J.R.I.O. Ltd. (c/o Jason Rawding)

Architect: Krsto Stamatovski of Studio K Architects

Project Description: New single family residence: Two-story CBS residence. Building Color: Off-white; Roof color-white

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Krsto Stamatovski, Studio K Architects

LANDSCAPE PRESENTATION BY: Beth Dawson, Krent Wieland Design

Mr. Stamatovski presented a simple, contemporary design (using cantilevered L-shapes as the main structural element) with clean lines for this new two-story home with side loaded garage. It should be noted that the plans include a new detached one-story guest house with the same materials as the main house. Materials include off-white precast stone, impact glass, and horizontal Resysta wood, a synthetic, low maintenance material to look like wood. Ms. Dawson noted that the driveway material will be pre-cast pavers and gravel, with a pre-cast paver motor court. Five existing Ficus trees exist on site and will be retained and trimmed. Much of the existing landscape material will be kept and/or relocated elsewhere on site. Design elements include: six (6) Montgomery Palms along the driveway; relocated specimen Green Buttonwood; sculpted rock garden; a linear horizon edge pool will be placed in the rear; Sylvester Palm, several other palm species; Podocarpus hedge at the perimeter; and 3 Black Bamboo at the second floor of the house.

Under comments: Great project...sensitive to the land; be sure to screen the west side completely; great materials; beautiful house...an asset for Ibis Isle; difficult to maneuver in guest parking area; crushed blue stone may be a maintenance nightmare...a larger aggregate would be better; privacy and heat are issues with all of the glass; Black Bamboo will not stand up well to the salt and wind; the west hedge must be substantial...a 6 ft. height is not enough; like the house,

but the guesthouse looks like poor stepchild; and, the a/c pad is very small for that amount of glass.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITH THE NOTE THAT THE WEST LANDSCAPE BE DRAMATICALLY INCREASED AND THICK.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

C. [MINOR PROJECTS - OLD BUSINESS \(10:53:25 a.m.\)](#)

[A - 002 - 2012 Revisions to previous approval](#)

Address: 1480 N. Lake Way

Applicant: Fair Dinkum Construction Inc.

Architect: Clemens Bruns Schaub

Project Description: Revisions to previously approved plans

Please note that at the January meeting, there was a motion for deferral (to the February meeting) based on the comments of the other members of the commission with the idea that "the initial ARCOM approval held together a little bit more, and perhaps we've wandered, and if you could move back to that a little bit."

Let the record show that since the deferral, the applicant re-submitted his ARCOM application with a Project Description as follows: Addition of two bedrooms over garage space with a balcony and enclosing outdoor dining into the house conditioned area.

Call for disclosure of ex parte communication: Disclosure by Mr. Vila

ARCHITECTURAL PRESENTATION BY: Clemens Bruns Schaub

Mr. Schaub took the commission's comments from last month under consideration and presented a revised plan which returns significantly to the original approval and as described above in the revised project description.

Under comments: West elevation as proposed is much better; problem with a "garage on steroids"...the main feature on the east elevation. It was noted that neighbors did not get notice of these changes.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

D. [MINOR PROJECTS - NEW BUSINESS \(11:02:20 a.m.\)](#)

[A - 004 - 2012 Landscape/Hardscape](#)

Address: 256 West Indies Drive

Applicant: Kathryn and Peter Hicks

Architect: Seaspray Group of S FL Inc (architect per ARCOM application, but actually the contractor) Don Skowron, Don Skowron Inc. (on plans)

Project Description: Minor landscape and hardscape changes to existing property

Call for disclosure of ex parte communication: No disclosures

Mrs. Vanneck re-stated her continuing conflict with this project. Mr. Gruss will vote.

LANDSCAPE PRESENTATION BY: Don Skowron, Don Skowron Inc.

Mr. Skowron explained that the project includes revising the landscape, removing some hardscape and adding some new landscaping, and proceeded to review those plans. The existing non-symmetrical front driveway has been revised moving it approximately 5 feet to the East. The hardscape will be removed at the pool and the coping will be changed to bull nose cast stone. A/C equipment will be relocated.

Ted Cooney, 495 North Lake Way, addressed the commission on behalf of the property owners to the east, David and Polly Ober. The Obers expressed concern about maintaining the existing alley of Royal Palms on the street. Mr. Skowron explained that two existing Royal Palms on site will remain. The commission felt it was important to maintain the alley of Royal Palms, even if this means adding additional Royal Palms, above and beyond the two existing ones. Mr. Skowron agreed to add two additional Royal Palms. Mrs. Vanneck, speaking as a resident, noted that the Royal Palm on the west side is actually on the neighbor's property, so the plan is incorrect. It was her opinion that this property needs two (2) more Royal Palms. She added that Mr. Ober would like to speak with Mr. Skowron regarding the hedges between the two properties.

**MOTION BY MR. HOMES FOR DEFERRAL.
MOTION DIED FOR LACK OF A SECOND.**

**MOTION BY MR. VILA FOR APPROVAL AS PRESENTED, WITH THE PROVISIO
THAT THE ROYAL PALM ALLEY BE RESTORED, WHICH MIGHT MEAN THE
INCLUSION OF 2 OR 3 ADDITIONAL ROYAL PALMS OF THE SAME HEIGHT.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

[A - 005 - 2012 Doors/Windows](#)

Address: 1065 North Lake Way

Applicant: Frank and Diana Rath

Architect: SKA Architect + Planner/Patrick W. Segraves A.I.A.

Project Description: Remove existing doors and windows and replace with new impact doors and windows and new impact mahogany front door and sidelights, new front walk and new front entry steps. Project was previously approved at the 10/2011 ARCOM meeting, but the client has decided they would prefer casement windows over double hung.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Mr. Segraves was sworn and presented the project pursuant to the submitted plans, which include casement windows instead of single or double hung windows and inoperable shutters on the front windows.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (11:18:52 a.m.)

Mr. Lindgren discussed the circumstances of a particular staff approval (1045 S. Ocean Blvd.) which has resulted in complaints from residents.

Ms. Close continued with the discussion relative to the “major” and “minor” projects issue. She reiterated that the Town’s ORS Committee has requested, in the interest of making requirements clear for customers, that a more definitive list of typical “major”, “minor”, and “staff approval” projects be developed by staff. Staff determined that an additional category may be necessary, that being “minor with notice”. It is recommended that there be a requirement of an applicant that he provide a written project description to staff as a basis upon which staff can determine which category is appropriate.

Commission comments/suggestions:

- Make a new pool (if not part of a larger project) a “minor with notice”
- When owners start removing too much landscaping and then do not replace it, there is a problem.

MOTION BY MR. SMITH SUGGESTING THAT FOR ANY ONE STORY ADDITION IN THE REAR THAT IS OVER 20% OF THE SIZE OF THE EXISTING STRUCTURE, NOTICE IS GIVEN AS A “MINOR WITH NOTICE” TO THE ABUTTING NEIGHBORS. MOTION SECONDED BY MR. HOMES. MOTION CARRIED UNANIMOUSLY.

- Noise coming from generators and pool equipment is a problem. Noxious gas from generators is a problem.
- All new generators of any size should be a “minor with notice” to abutting neighbors.
- Replacement generators which are within 10% of the size (kw) of the original generator do not need to come to ARCOM. If the increase is greater than 10% of the size (kw) of the original generator, it requires ARCOM review.
- New or relocated mechanical equipment should be noticed.
- Awnings for windows would be staff approvals, but awnings for parking would be “minor” projects (without notice).

Ted Cooney, 495 North Lake Way, commented with regard to staff approvals, that neighbor relations are a concern, especially with regard to noise as noise may negatively impact a neighbor’s quality of life.

- Do a consent agenda item on the regular agenda for minor projects which have been noticed and no objections have been filed.

Ms. Close will compile the commission’s comments and will consult the Town Attorney.

ARCOM gave its nod of approval to the suggested code verbiage of Section 18-185 of the Town Code of Ordinances, as presented by Ms. Close.

Since this was Mr. Smith's last ARCOM meeting prior to his term expiration. Mr. Vila recognized Mr. Smith's excellent service to the Town. Mr. Smith received a round of applause. He indicated that perhaps the best work under his chairmanship was the approval of the new Publix store, which is an asset to the Town.

XI. ADJOURNMENT:

MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 12:18 P.M.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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