

**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, MARCH 17, 2021.**

Please be advised that in keeping with a 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.

I. CALL TO ORDER

Chairman Silvin called the Zoom Webinar meeting to order at 9:30 a.m.

II. ROLL CALL

Richard Rene Silvin, Chairman	PRESENT
Sue Patterson, Vice Chairman	PRESENT
Jacqueline Albarran, Member	PRESENT
Patrick Segraves, Member	PRESENT
Kim Coleman, Member	PRESENT
Anne Fairfax, Member	PRESENT
Brittain Damgard, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT
Bridget Moran, Alternate Member	PRESENT

Staff Members present were:

Wayne Bergman, Director of Planning, Zoning and Building
James Murphy, Assistant Director of Planning, Zoning and Building
Paul Castro, Zoning Manager
Laura Groves van Onna, Historic Preservation Planner
Kelly Churney, Board Secretary to the Landmarks Preservation Commission
Emily Stillings, Preservation Consultant
Janet Murphy, Preservation Consultant

III. ELECTION OF OFFICERS

Mr. Bergman announced that Rene Silvin was elected Chair and Sue Patterson was elected Vice Chair by email balloting.

IV. PLEDGE OF ALLEGIANCE

Chairman Silvin led the Pledge of Allegiance.

- V. **APPROVAL OF THE MINUTES OF THE FEBRUARY 17, 2020 MEETING**
Motion made by Ms. Coleman and seconded by Ms. Patterson to approve the minutes of the February 17, 2021 meeting. Motion carried unanimously.

VI. **APPROVAL OF THE AGENDA**

Mr. Bergman stated that staff recommended the deferral of the following designation hearings to November 17, 2021 meeting to accommodate the owner's request of in person meetings: 256 Orange Grove Road, 686 Island Drive and 300 Clarke Avenue. He requested the deferral of the project H-001-2021, 201 and 221 Queens Lane to the April 21, 2021 meeting. Finally, he requested to move the project COA-017-2021, 800 S. County Road to follow the first project under Old Business at 264 & 270 S. County Road.

Motion made by Ms. Coleman and seconded by Ms. Damgard to approve the agenda as amended. Motion carried unanimously.

VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney swore in all professionals before each presentation.

VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**

There were no comments heard at this time.

IX. **COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS**

Mr. Silvin thanked the Commission for electing him as Chair for another year. He also told the Commission that the LPC Annual Report was given to the Town Council at the March 3, 2021 meeting.

Ms. Patterson said she was honored to serve on the Commission as Vice Chair, especially with Mr. Silvin as Chair. She welcomed Bridget Moran to the Commission and congratulated Ms. Damgard on her appointment to a regular member.

Mr. Silvin recapped the appointments to the Commission made by the Town Council. He congratulated all of the members that were newly appointed or reappointed to the Commission. He also congratulated Ted Cooney, who was elected to the Town Council. Finally, he pointed to an article in the March 13, 2021 paper regarding the Tidal pond in Bradley Park.

Ms. Coleman stated that the dumpsters and the garbage north of The Colony Hotel on South County Road were very unsightly and unattractive. She thought action needed to be taken, especially due to the pedestrian and vehicular traffic in the area.

Ms. Fairfax inquired about the process to nominate a residence for landmark status. Mr. Silvin responded.

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS – OLD BUSINESS

1. Application for Certificate of Appropriateness #007-2021

Address: 264 & 270 S. County Road

Owner/Applicant: Carriage House Properties Partners LLC

Professional: Spina O'Rourke + Partners

Project Description: Modify height of previously approved screen wall at 264 South County Road and new screen wall at 270 South County Road. *****Please note: This is a tax abatement project*****

A motion carried at the January meeting to defer the project to the February 17, 2021 meeting at the request of staff. A motion carried at the February meeting to defer the project to the March 17, 2021 meeting at the request of staff.

Call for disclosure of ex parte communication: Disclosure by several members.

Nelo Freijomel, Spina O'Rourke + Partners, provided an overview of the project, the variances requested for the project and the modifications proposed for the landmarked building.

Ms. Patterson stated her main concern was the screening wall that was built without approval. Mr. Freijomel responded and explained the wall that was built. She expressed her disapproval that items were built without the Commission's approval. She inquired about the reason to replace the clock. Mr. Freijomel responded. She recommended using the bronze lanterns.

Ms. Albarran understood Mr. Geist's concerns regarding the wall. She felt the original clock needed to remain. She supported the color change for the awnings. She inquired about the Portuguese tile proposed to be used around the front door. Mr. Freijomel responded and discussed the tile proposed. Ms. Albarran questioned the pattern proposed for the tile.

Ms. Coleman also questioned the Portuguese tile and whether it would complement the blue doors proposed. She inquired about the material for the emergency doors. Mr. Freijomel responded and stated that they doors would match the other doors proposed. Ms. Coleman inquired about the screening wall and whether it would be solid stucco. Mr. Freijomel responded. Ms. Coleman inquired if the doors would be ADA compliant. Mr. Freijomel responded.

Ms. Damgard was disappointed that the screening wall was built. She inquired about the height of the HVAC units. Mr. Freijomel responded. She preferred the old clock and was in favor of the proposed lanterns. She inquired about the blue color proposed for the doors. Mr. Freijomel explained which doors were proposed to be painted blue.

Ms. Fairfax questioned the delay claimed by the architect had they requested an approval for the screening wall prior to it being built. Ms. Fairfax thought it was a misstep to build the wall without the approval of the Commission. She expressed concern for the cornice detailing and offered suggestions on the details. She supported the Carriage House as a whole as well as the new awnings, copper lights and tile surround.

Mr. Castro stated that the project should have been approved by the Town Council prior to the approval of the Landmarks Preservation Commission. Mr. Castro expressed his disappointment for the way the project had evolved.

Ms. Metzger stated she was discouraged by the way the changes were handled. She thought the original clock should remain and was in favor of the new lanterns proposed.

Ms. Moran was in favor of the new lanterns proposed but thought the old clock should remain.

Mr. Segraves supported the new lanterns, the blue awnings, blue doors and thought the existing clock should be replicated. He suggested changing the transom on the south façade door to match the other transoms on the same façade. He suggested making sure the door material matched the other doors as well. He was not in favor of the grill work on the parapet shown on the south façade. Mr. Segraves was not in favor of the site wall on the west side as proposed because it appeared as a big block. He thought the wall needed to be changed to appear lighter.

Mr. Wong was not as concerned with the parapet at 264 as other commissioners. He suggested using some of the detailing from the front clock façade on the parapet. He supported the blue clock, the new either lamp choice. He was not in favor of the parapet at the 270 building.

Mr. Freijomel inquired how the three architects felt about Mr. Wong's suggestion.

Ms. Albarran thought the details should be drawn to see how the parapet would appear. She recommended using Mr. Segraves and Ms. Fairfax's suggestions. She also recommended lowering the parapet.

Ms. Fairfax recommended having colored sketches drawn to show the Commission. She provided some alternatives for the parapet on the 270 building.

Mr. Segraves thought breaking the parapet up on the 264 building was a good suggestion.

Mr. Silvin stated he could not support the variance for the parapet at 264. He thought that building the parapet without an approval was reckless. He thought the original clock should be fixed to remain.

Mr. Silvin called for public comment.

Bradley Geist, 234 Phipps Plaza, along with his neighbor Katherine Bryan at 235 Phipps Plaza, expressed their concerns for the proposed changes at 264 S. County Road.

Ms. Patterson was in favor of the blue doors and awnings. She added that she thought the project should be deferred.

Ms. Albarran thought the parapet should be lowered. She also agreed with Mr. Segraves with the transom on the single door. She supported with the new lanterns.

Ms. Coleman thought the project needed some restudy, especially the parapet walls.

Ms. Damgard was not in favor of the removal of the bedroom window on the west façade.

Mr. Segraves was in favor of the new shutters.

Mr. Wong wanted to see a restudy of the parapet on the south building.

Mr. Silvin was not in favor of the removal of the bedroom window. He agreed with Mr. Segraves suggestion on the transom above the single door. He thought a redesign of the parapet should return to the Commission.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Motion made by Mr. Segraves and seconded by Ms. Patterson to approve the following items presented: the new lanterns, awnings, Portuguese tile, the original clock to be used and repaired if possible, and the single door proposed with the transom changed to match the other transoms on the south façade with the double arches; the remainder of the project to be deferred to the April 21, 2021 meeting with the professional restudying the parapet walls as well as bringing samples for the blue doors and the Portuguese tile. Motion carried unanimously.

Dustin Mizell, Environment Design Group, presented a brief overview of the landscape and hardscape modifications for the site.

Many of the Commissioners were in favor of the plan.

Ms. Fairfax requested to see the actual planting plan. She thought the plan seemed a bit chaotic.

Ms. Metzger was in favor of using plants that attract the bees and birds.

Mr. Wong cautioned against the wind and shade in the area.

Mr. Silvin agreed with Mr. Wong's concern. He also wanted to make sure that the art was under 6 feet tall as well as indigenous plants were being used.

Please note: At this time, the Commission heard the project COA-017-2021, 800 S. County Road as stated during the approval of the agenda, Item VI. (See page 11)

Please note: A lunch break was taken at 1:30 p.m. The meeting resumed at 2:00 p.m.

2. Application for Certificate of Appropriateness #011-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -
DONE 2/17/21

Address: 220 Monterey Rd.

Owner/Applicant: Peter and Beverly Broberg

Professional: Allied Doors/H. Gilbert & Associates/Steven Bruh Architect

Project Description: Construct a 151 square foot one-story bathroom not visible from street. Construct a 28 square foot generator pad not visible from street.

Replace two single garage doors with one double garage door that does face street.

A motion carried at the February meeting to approve the addition and generator but to return to the March 17, 2021 meeting with an alternate garage door design.

Call for disclosure of ex parte communication: Disclosure by Mr. Segraves and Ms. Metzger.

Peter Broberg, owner, presented the proposed changes to the garage door on his home.

Mr. Silvin called for public comments. There were no comments heard at this time.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Ms. Patterson stated she preferred the option on page A-2b.

Ms. Albarran agreed that page A-2b was the better option but she still thought two single garage doors rather than one large door.

Ms. Coleman agreed with Ms. Albarran and did not like the single garage door.

Ms. Damgard agreed and thought there were other options available.

Ms. Fairfax thought the application was incomplete and thought the streetscape had not been provided. Ms. Van Onna responded.

Ms. Metzger preferred the double doors. Ms. Moran agreed.

Mr. Segraves stated he suggested using a single door but designed to look as two single doors.

Ms. Patterson stated she preferred two double doors rather than the single door.

Mr. Silvin stated that while sympathetic to his issue, he did not believe the proposal addressed their concerns.

Mr. Broberg stated that the car openings could not be made any wider.

Motion made by Ms. Fairfax and seconded by Ms. Patterson to defer the project for one month, to the April 21, 2021 meeting, as the single garage door proposed is not in line with the historic nature of the home. Motion carried unanimously.

3. Application for Certificate of Appropriateness #012-2021

Address: 1820 S. Ocean Blvd

Owner/Applicant: White Birch Farm, Inc. (John Field – Secretary)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Interior and exterior changes to guest house. Removal of rear loggia. Landscape and hardscape to be included which includes rose garden and pergolas.

A motion carried at the February meeting to defer the project to the March 17, 2021 meeting to allow for proper notice of the project.

Call for disclosure of ex parte communication: Disclosure by Mses. Albarran and Metzger.

Patrick Segraves declared a conflict of interest for the project and left the meeting. It was noted that Ms. Metzger would be voting in his absence.

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications proposed for the existing landmarked residence.

Erik Moraillon, Madison Cox, presented the landscape and hardscape modifications proposed for the residence.

Mr. Silvin called for public comments. There were no comments heard at this time.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Ms. Patterson was in favor of the removal of the non-original Mizner portion. Ms. Patterson preferred the asymmetrical design of the existing guest house rather than the proposed design. Mr. Clavijo further explained the design. Ms. Patterson was not in favor of the east façade and preferred the original design.

Ms. Albarran was in favor of the proposed and thought the east façade was fine. She supported the project.

Ms. Coleman agreed with Ms. Albarran.

Ms. Damgard inquired about the ongoing work at the main home. She was in favor of the proposed changes.

Ms. Fairfax was in favor of the changes and was happy that the owners proposed to reduce the garage bays. She recommended that the landscape architects visit Pan's Garden to learn about native plants that work well in Florida.

Ms. Metzger supported the proposed changes.

Ms. Moran was in favor of the changes and was in favor of reducing chemicals to be used on the plantings.

Mr. Wong was in favor of the changes but cautioned the landscape architect against the wind and the damage it could cause on the plantings.

Mr. Silvin supported the changes. He wanted to make sure that the three windows on the main home would be covered on the inside but remain on the outside. Mr. Clavijo provided confirmation.

Motion made by Ms. Patterson and seconded by Ms. Albarran to approve the project as presented. Motion carried unanimously.

At this time, a discussion continued on the project COA-017-2021, 800 S. County Road guest house (See page 11)

B. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. Application for Certificate of Appropriateness #013-2021

Address: 271 El Vedado Rd.

Owner/Applicant: 271 El Vedado LLC (Fred Krehbiel)

Professional: Jackie Albarran/SKA Architect + Planner

Project Description: The landmarked garage-guest house accessory building, destroyed by fire in the fall of 2019, will be reconstructed in the same footprint to match what was existing prior to the fire. The non-original laundry/storage addition will be replaced with an enclosed porch with a balcony above. Wood double-hung windows, similar to those on the main house, will replace the non-original aluminum awning windows. The barrel tile roof and wall finish and color will match the main house. Minor renovations to main house will include

sliding glass doors at the loggia being replaced with French doors and sidelights; and the addition of fabric awnings at the existing patio outside loggia and at second floor terrace above. All French doors at balconies will be replaced with impact-rated wood units to match existing.

Call for disclosure of ex parte communication: Disclosure by several members. *Jacqueline Albarran declared a conflict of interest for the project and stated she would presenting as the architect for the project. It was noted that Ms. Metzger would be voting in her absence.*

Jackie Albarran, SKA Architect + Planner, presented the architectural plans proposed for the garage/guest house damaged by a fire as well as the new minor renovations to the main residence.

Mr. Silvin called for public comments. There were no comments heard at this time.

Mr. Silvin called for staff comments. Ms. Van Onna and Mr. Falco provided staff comments.

Ms. Patterson thought the changes were nice and would make the garage more useful. She also was in favor of the awnings.

Many of the Commissioners thought the changes would be a great improvement and were supportive of the project.

Motion made by Ms. Coleman and seconded by Ms. Damgard to approve the project as presented. Motion carried unanimously.

2. Application for Certificate of Appropriateness #015-2021

Address: 1095 N. Ocean Blvd.

Owner/Applicant: Mr. & Mrs. Carl Panattoni

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Request approval to expand footprint of main house and pool cabana by approx. 200 s.f. Expanding family room bar area and balcony above on southeast portion of main house. Adding 214 s.f. to second floor on northeast portion of main house. Fenestration additions and modifications to main house and cabana. New hardscape and landscape to be included.

Call for disclosure of ex parte communication: Disclosure by several members. *Patrick Segraves declared a conflict of interest for the project and left the meeting. It was noted that Ms. Metzger would be voting in his absence.*

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications proposed for the existing landmarked residence.

Keith Williams, Nievera Williams Design, presented the landscape and hardscape modifications proposed for the residence.

Mr. Silvin called for public comments. There were no comments heard at this time.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Ms. Patterson was in favor of the changes, particularly the landscape changes.

Ms. Albarran inquired about the three large arches on the west elevation and whether or not they would be lowered to match the three French doors. Mr. Clavijo responded and confirmed the arches would be lowered. Ms. Albarran supported the project.

Ms. Damgard thought the landscape plan would transform the entrance to the home.

Ms. Metzger inquired about the change proposed for the swimming pool. Mr. Williams responded.

Many of the Commissioners supported the changes.

Motion made by Ms. Patterson and seconded by Ms. Coleman to approve the project as presented with the lowering of the three arches on the west elevation. Motion carried unanimously.

3. Application for Certificate of Appropriateness #016-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1284 N. Lake Way

Owner/Applicant: Steve Johnson

Professional: MP Design & Architecture

Project Description: Addition of pool house, proposed new pool and hardscape, new landscaping.

ZONING INFORMATION: The applicant is requesting approval to construct a one story 324 square foot pool cabana that will require the following variances: Section 134-843(7): a 9.75 south side yard setback in lieu of the 12.5 foot minimum required; and Section 134-1700: the 12 inch roof overhang on the west side of the proposed pool cabana to be allowed to extend into the 25 foot setback from the Lake Trail where only structures less than 4 feet in height are allowed in that setback.

Call for disclosure of ex parte communication: Disclosure by Ms. Metzger.

Maura Ziska, Attorney for the owner, presented the variances as requested and advocated for a positive recommendation to the Town Council.

Michael Perry, MP Design & Architecture, presented the architectural plans for the new pool house.

Mario Nievera, presented the landscape and hardscape plans proposed for the residence.

Mr. Silvin called for public comments. There were no comments heard at this time.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Ms. Patterson was in favor of the whimsical pool cabana and how it differed from the main house. She also was in favor of the pool.

Many of the commissioners agreed and were supportive of the project.

Ms. Metzger inquired if the green space requirement was being met. Mr. Perry responded.

Mr. Silvin thought the changes were a huge improvement.

Motion made by Ms. Patterson and seconded by Ms. Damgard to approve the project as presented. Motion carried unanimously.

A second motion made by Ms. Albarran and seconded by Ms. Coleman that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously.

4. Application for Certificate of Appropriateness #017-2021

Address: 800 S. County Road

Owner/Applicant: Ann DesRuisseaux

Professional: Jason Drobot/Brasseur and Drobot Architects

Project Description: Main House - Removal of existing exterior Master bedroom balcony and stair. Removal of existing non-original west stair tower. Removal of balcony on west elevation north of secondary bedroom. Removal of non-original second floor build-out on east side adjacent to main entrance. Reduction of 367 sq. ft. at garage. Reduction of 41 sq. ft. at width of dining room. Addition of 383 sq. ft. loggia with master bath and balcony above located west of the foyer. Various window and doors removed, added, resized and or relocated as shown on plans. Tennis Court and Pavilion - Tennis Court relocated 8 feet west of Tennis Pavilion. Loggia to be enclosed to create a suited guest bedroom. Various window and doors removed, added, resized and or relocated as shown on plans.

*****Please note: This is a tax abatement project*****

Call for disclosure of ex parte communication: Disclosure by several members.

Jacqueline Albarran declared a conflict of interest for the project and left the meeting. It was noted that Ms. Metzger would be voting in her absence.

Mr. Bergman stated that many approvals had been given on this project and added that many changes had evolved over time. Mr. Bergman asked many specific questions relating to the status of the existing building, the materials of the existing building, whether the home was secured from the elements and who the contractors were working on the site.

Owner Ann DesRuisseaux provided an overview of the project and answered Mr. Bergman's detailed questions about her property and its current condition.

Rafael Portuondo, Portuondo Perotti Architects, presented the architectural modifications proposed for the existing, landmarked home.

Mr. Silvin called for public comments.

Amanda Skier, Preservation Foundation of Palm Beach, expressed concern for the number of changes proposed for the residence and thought that many of the historic elements were being stripped away from the home.

Aimee Sunny, Preservation Foundation of Palm Beach, made a presentation of the concerns the Foundation had with the proposed changes and how they believed they were affecting the historic structure. She also indicated how she believed that character defining features were proposed to be removed and were not in keeping with the Secretary of Interior Standards.

Betsy Shiverick, President of the Preservation Foundation of Palm Beach, expressed concern that the proposed home had vastly deviated from the original 1923 Mizner home. She urged the Commission to study the drawings and photographs of the original home as a reminder of what should remain.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Ms. Patterson stated that while she had sympathy for the owner, she also had concerns that the home was drifting away from its original state. She requested that the owner restore some of the details back to its original design.

Ms. Coleman agreed that the original integrity of the home should not be lost in the changes.

Ms. Damgard agreed and thought the integrity of the historic home should not be lost.

Ms. Fairfax thought the Commission had been complicit with the approvals given to all of the changes. However, she inquired how SHPO felt about the proposed changes.

Ms. Metzger suggested finding a middle ground that restored the home while balanced the owner's needs.

Ms. Moran thought the changes were beautiful but stated they were not in line with original intent of the house.

Mr. Segraves agreed with Ms. Fairfax. He was perplexed with how to move forward.

Mr. Silvin thought the tax abatement was at risk for the project. He wanted to allow the professionals to be able to go back and find a middle ground, while keeping some of the original features.

Ms. DesRuisseaux stated she had thoroughly researched the history of her home and stated her professional team had tried to make changes to be in keeping with the original intent of the home. She felt that it was a bit unfair that a presentation had been made criticizing items that had already been approved. She indicated she would forgo the tax abatement if she could move forward on some of the items today.

Ms. Van Onna stated that when reviewing Landmarked properties, staff looks not only at previously approved plans but also historic and original plans in reference to what is being proposed when making any determinations.

Motion made by Mr. Segraves and seconded by Ms. Patterson to defer the project one month, to the April 21, 2021 meeting, to allow the professionals to return to the Commission with concise drawings on what was requested to be approved. Motion carried unanimously.

The following testimony was heard after the project at 1820 S. Ocean Blvd.

Ms. DesRuisseaux asked the Commission if she could get an approval to move forward with the renovations to her guest house.

Mr. Portuondo presented the plans to the guest house renovation.

Ms. Patterson inquired about the enclosed portion and whether the guest home was landmarked. Mr. Portuondo responded

Mr. Segraves inquired about the new portion of the guest house. Mr. Portuondo responded.

Motion made by Mr. Segraves and seconded by Ms. Patterson to approve the proposed modifications to the guest house as presented. Motion carried unanimously.

5. Application for Certificate of Appropriateness #018-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1047 S. Ocean Blvd.

Owner/Applicant: 1047 South Ocean Boulevard Trust (Maura Ziska)

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Request approval for exterior alterations to a two-story 1935 John Volk designed residence. Alterations include two (2) second floor additions, over existing one-story portions of the residence. A 157 s.f. addition on the north side, with new window and doors. And a 343 s.f. addition on the south side, with new windows and doors. Other associated changes as presented. No changes to the existing hardscape and landscape.

ZONING INFORMATION: 1. Section 134-843(8): request a variance to add a 157 square foot second story addition on the north side of the house that will have a 5.25 foot side yard setback in lieu of the 15 foot minimum required. 2. Section 134-843(8): request a variance to add a 343 square foot second story addition on the south side of the house that will have a 6.41 foot side yard setback in lieu of the 15 foot minimum required. 3. Section 134-843(8): request a variance to demolish and rebuild existing staircase on the south side of the residence and maintain the 2.55 foot south side yard setback in lieu of the 15 foot minimum required. 4. Section 134-843(11): request a variance to demolish and rebuild existing staircase on the south side of the residence that will increase the lot coverage by 109 square feet to 44.78% in lieu of the 43.9% existing and the 25% maximum allowed.

Call for disclosure of ex parte communication: Disclosure by several members.

Maura Ziska, Attorney for the owner, presented the variances as requested and advocated for a positive recommendation to the Town Council.

Daniel Kahan, Smith and Moore Architects, presented the architectural plans proposed for the modifications to the existing, landmarked home.

Mr. Silvin called for public comments. There were no comments heard at this time.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Many of the Commissioners were very supportive of the additions and changes.

Mr. Silvin inquired about the current NAVD and if the home had any flooding issues.

A second motion made by Ms. Patterson and seconded by Ms. Coleman that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously.

Motion made by Ms. Patterson and seconded by Ms. Albarran to approve the project as presented. Motion carried unanimously.

C. HISTORICALLY SIGNIFICANT BUILDINGS – OLD BUSINESS

1. Application for Historically Significant Building H-001-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 201 and 221 Queens Lane

Owner/Applicant: Jon and Liza Mauck

Professional: Daniel Kahan/Smith and Moore Architects

Project Description: Request demolition of the existing (non-historic) house at 221 Queens Lane. Request renovation and minor additions to the existing Historically Significant Building. Request new detached guest house and pool house on the newly unified 201/221 Queens Lane property. Associated final landscape and hardscape as presented.

Motions carried at the February meeting to approve the demolition of the existing home at 221 Queens Lane, that implementation of the proposed variance will not cause negative architectural impact to the subject historically significant building and to approve the project as presented with the following items to return to the March 24, 2021 meeting: the relocation of the front door, the front French doors, shutters and the herb/vegetable garden.

ZONING INFORMATION: The applicant owns two adjacent properties (201 & 221 Queens Ln) in the R-B Zoning District and is requesting to combine the properties to add a two story guest house on the new west parcel and a two story pool cabana on the north side of the existing house. Once combined, the resulting lot would have an area of 23,140 square feet and a depth in excess of 150 feet. Furthermore, the residence at 201 Queens Lane has been designated historically significant for purposes of this application. The following variances are being requested: 1) Section 134-893 (1)c.: To allow a new two story pool cabana to have a 10.16 foot rear yard setback in lieu of the 15 foot minimum setback required for lots with an area in excess of 20,000 square feet and a depth in excess of 150 feet. 2) Section 134-893(1)d.: To allow the new two story guest house to have a building height plane setback of 35 feet in lieu of the 47.5 foot minimum required for lots in excess of 20,000 square feet and a depth in excess of 150 feet. 3) Section 134-893 (6): To allow an angle of vision to be 130 degrees in lieu of the 120 degrees maximum allowed. 4) Section 134-893 (1)c. To allow the front yard setback to remain at 24.83 feet in lieu of the 35 foot minimum required when combining parcels to result in a lot in excess of 20,000 square feet.

Please note: This item was deferred to the April 21, 2021 meeting at the Approval of the Agenda, Item V.

D. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

None

XI. DESIGNATION HEARINGS

Item 1: 223 Colonial Lane

Owner: Stephane B. Segouin

Call for disclosure of ex parte communication: None.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history for this Colonial Revival style home. Ms. Murphy pointed out the design features of this

residence. Ms. Murphy testified that the building met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town; and,

Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction or use of indigenous materials or craftsmanship;

Mr. Silvin asked for confirmation on proof of publication. Ms. Churney provided confirmation.

Mr. Silvin called for staff comments. Ms. Van Onna provided staff comments.

Motion made by Ms. Damgard and seconded by Ms. Coleman to make the designation report for 223 Colonial Lane part of the record. Motion carried unanimously.

Mr. Silvin called for public comments. There were no comments heard at this time.

Ms. Murphy read a letter from the new owners, who were committed to restoring and protecting the home.

Many of the Commissioners were thankful the new owners who supportive of the designation.

Ms. Metzger inquired how many homes on Colonial Lane were landmarked. Ms. Stillings stated that there were no other homes landmarked on the street.

Motion made by Ms. Coleman and seconded by Ms. Patterson that 223 Colonial Lane be recommended to the Town Council for designation as a landmark of the Town of Palm Beach, and that the criteria 1 and 3, as presented, be made a part of the record. Motion carried unanimously.

Item 2: 256 Orange Grove Rd.

Owner: Allen and Peggy Tomlinson

Please note: This item was deferred to the November 17, 2021 meeting at the Approval of the Agenda, Item VI.

Item 3: 686 Island Drive

Owner: Robert F. Greenhill

Please note: This item was deferred to the November 17, 2021 meeting at the Approval of the Agenda, Item VI.

Item 4: 300 Clarke Avenue

Owner: Desmond and Dorothy Heathwood

Please note: This item was deferred to the November 17, 2021 meeting at the Approval of the Agenda, Item VI.

At this time, Ms. Murphy inquired if she could present another property for consideration for landmark status.

Ms. Murphy presented Tower Vallencay at 2155 Ibis Isle Road, to be placed under consideration for landmark status.

Mr. Segraves thought that the identical building next to Tower Vallencay should be studied as well.

Motion made by Ms. Damgard and seconded by Ms. Coleman to place 2155 Ibis Isle Road under consideration for landmarked status. Motion carried unanimously.

XII. OTHER

1. Revised Project Designation Manual and Guide – Wayne Bergman

Mr. Bergman provided an overview of the manual and guide. He stated that changes had been made after staff received feedback. He discussed changes made by Ms. Van Onna, specifically how she made the document easier to read and use. He told the Commission if provide any additional feedback to either he or Ms. Van Onna.

Ms. Van Onna reviewed the two main changes that were relative to the Landmarks Preservation Commission.

Ms. Fairfax inquired about the streetscapes and whether or not they are required for the LPC application. Ms. Van Onna responded. Mr. Bergman stated that staff was working on putting together a new application packet. He suggested that staff could circulate this packet to the design professionals on all of the advisory commissions for their input.

A short discussion ensued on this topic.

2. Update Regarding Preservation Planning

Ms. Van Onna stated that she has worked with Ms. Murphy and Ms. Stillings on moving forward with planning and research efforts, using the recent Historic Site Survey the Town received. She further discussed the efforts being made.

Mr. Wong suggested an outreach program targeted to realtors. Ms. Van Onna discussed the workshops that staff had been giving to local professionals.

Mr. Silvin summarized the Town Council's discussion regarding the Historic Site Survey Report that was presented to them.

Ms. Patterson inquired if there was anything the Commissioners could do for the upcoming designations. Mr. Silvin stated that if any of the Commissioners knew the owners, they should speak to them about the Landmarks program.

3. Discussion on wall removal at 8 S. Lake Trail

Mr. Bergman stated that during the recent review of the project at 8 S. Lake Trail, the plans showed the removal of a 50 foot section of a wall. The application was approved at the Landmarks Preservation Commission and at the Town Council level. He stated that Commissioner Anne Metzger had recused herself during the discussion and did not participate. However, as of late, Ms. Metzger inquired if the wall was discussed at the Commission level. Mr. Bergman wanted to see if any of the Commissioners had any comments on this item.

Mr. Silvin stated that the removal of the wall was on the plans that were provided in January.

Ms. Metzger discussed her recusal at the Landmarks Preservation Commission meeting in January.

Town Attorney Randolph stated that Ms. Metzger was speaking as a resident and not as a Commissioner.

Ms. Metzger discussed the changes at the property in 2018. She discussed the changes that were presented in January. She stated that she could not find where the wall removal was discussed in January.

Bill Metzger, 277 Esplanade Way, stated he spoke at Town Council when the project was presented. He believed very little emphasis was given to the removal of the wall during the January presentation.

Town Attorney Randolph stated that the item was not appealed after the decision in January. He also stated that a motion for reconsideration could not be made since it has been more than one month since the project was approved. He also stated that the owner of 8 S. Lake Trail would assert equitable estoppel if challenged.

Maura Ziska, attorney for the owner at 8 S. Lake Trail, stated that her clients would be moving forward based on the plans were approved at the Commission and at Town Council.

Mr. Silvin inquired why Mr. and Ms. Metzger were objecting to the decision. Ms. and Mr. Metzger responded.

Mr. Wong stated he worked on the landscaping when the previous owners restored the property. He inquired how the Commission allowed the runnel to be removed.

Mr. Silvin thought that Mr. Wong should not have recused himself during the discussion, as his comments would have been important to hear.

Mr. Silvin inquired if any Commissioner wanted to pursue this item. There were no comments from the Commissioners and therefore, no action was taken.

XIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There were no public comments heard at this time.

2. Staff

Mr. Bergman reviewed the Landmark projects and issues presented at the February 2021 Town Council Meetings.

3. Commission

Ms. Coleman thought that bigger incentives were needed to entice people to landmark their homes.

XIV. ADJOURNMENT

Motion made by Ms. Patterson and seconded by Ms. Coleman to adjourn the meeting at 5:27 p.m. Motion carried unanimously.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, April 21, 2021 at 9:30 a.m. via the Zoom platform.

Respectfully submitted,



Richard Rene Silvin, Chairman

LANDMARKS PRESERVATION COMMISSION

kmc

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Albarran, Jacqueline</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Landmarks Preservation Commission</i>	
MAILING ADDRESS <i>324 Royal Palm Way #227</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Beach</i>	COUNTY <i>Palm Beach</i>	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>March 17, 2021</i>		NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

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PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

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APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline Albarran, hereby disclose that on March 17, 20 21:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Continuing Conflict
COA - 013- 2021
271 El Vedado Rd.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

3/17/21

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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MAILING ADDRESS <i>324 Royal Palm Way #227</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY COUNTY <i>Palm Beach Palm Beach</i>	NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>
DATE ON WHICH VOTE OCCURRED <i>March 17, 2021</i>	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

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APPOINTED OFFICERS (continued)

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- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

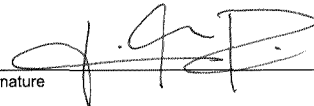
Continuing Conflict
CoA - 017-2021
800 S. County Rd

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Date Filed

3/17/21

Signature



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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Wong, Fernando</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Landmarks Preservation Commission</i>
MAILING ADDRESS <i>201 Seaview Ave., #2</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY <i>Palm Beach</i>	NAME OF POLITICAL SUBDIVISION <i>Town of Palm Beach</i>
DATE ON WHICH VOTE OCCURRED <i>March 17, 2021</i>	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

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APPOINTED OFFICERS (continued)

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I, Fernando Wong, hereby disclose that on March 17,, 20 21:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Continuing Conflict
COA-017-2021
800 S. County Rd

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3/19/2021
Date Filed

San Wong C.
Signature

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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Segraves, Patrick</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Landmarks Preservation Commission</i>	
MAILING ADDRESS <i>2500 S. Ocean Blvd., #2A1</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Beach</i>		☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
COUNTY <i>Palm Beach</i>		NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>	
DATE ON WHICH VOTE OCCURRED <i>March 17, 2021</i>		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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APPOINTED OFFICERS (continued)

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I, Patrick Segraves, hereby disclose that on March 17, 20 21:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Continuing Conflict
COA - 012-2021
1820 S. Ocean Blvd.

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Date Filed

3.17.21

Signature



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MAILING ADDRESS <i>2500 S. Ocean Blvd. #2A1</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Beach</i>	COUNTY <i>Palm Beach</i>	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
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		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

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Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Patrick Segreves, hereby disclose that on March 17, 20 21:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

CoA-015-2021
1095 N. Ocean Blvd.
Continuing Conflict

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

3.17.21

Signature

Patrick Segreves

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.