

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, AUGUST 24, 2022

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.

I. CALL TO ORDER

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

II. ROLL CALL

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT
John David Corey, Member	ABSENT (Unexcused)
Maisie Grace, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Thomas Kirchhoff, Member	PRESENT
Kenn Karakul, Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT
Elizabeth Connaughton, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	PRESENT

Staff Members present were:

James Murphy, Assistant Director of Planning, Zoning and Building
Sarah Pardue, Design & Preservation Planner
Jordan Hodges, Design & Preservation Planner
Kelly Churney, Deputy Town Clerk
John C. Randolph, Town Attorney

III. PLEDGE OF ALLEGIANCE

Chairman Smith led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE JULY 27, 2022 MEETING

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to approve the minutes from the July 27, 2022 meeting as amended. Motion carried unanimously, 7-0.

V. **APPROVAL OF THE AGENDA**

Motion made by Ms. Shiverick and seconded by Mr. Karakul to approve the agenda as presented. Motion carried unanimously, 7-0.

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

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

VII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

Ms. Grace suggested that all projects should only be provided 10 minutes for their presentation.

Other Commissioners expressed their support for this idea.

Motion made by Ms. Grace and seconded by Mr. Sammons to only allow 10 minutes for all presentations. Motion carried unanimously, 7-0.

VIII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-22-159 1280 N. LAKE WAY** The applicant, The AK Family Trust, have filed an application requesting Architectural Commission review and approval to replace the existing artificial turf with native vegetation.

This item was pulled from consent and was not approved with the consent agenda.

2. **ARC-22-175 210 FAIRVIEW RD.** The applicant, Aaron Ford, has filed an application requesting Architectural Commission review and approval for the construction of a new site wall and landscape improvements.
3. **ARC-22-179 151 CHILEAN AVE.** The applicant, Brad McPherson, has filed an application requesting Architectural Commission review and approval for the enclosure of an existing loggia.

This item was pulled from consent and was not approved with the consent agenda.

Motion made by Mr. Karakul and seconded by Mr. Floersheimer to approve the consent agenda as amended, which included project ARC-22-175, 210 Fairview Road. Motion carried unanimously, 7-0.

Please note: This approval did not include the following projects: ARC-22-159, 1280 N. Lake Way and ARC-22-179, 151 Chilean Avenue.

B. **ITEMS PULLED FROM CONSENT**

1. **ARC-22-159 1280 N. LAKE WAY** The applicant, The AK Family Trust, have

filed an application requesting Architectural Commission review and approval to replace the existing artificial turf with native vegetation.

Mr. Hodges provided staff comments on the project.

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

Ms. Grace discussed the reason she pulled the item from the consent agenda. The reasons related to the areas where the artificial turf would be remaining. She also questioned the material to replace the turf.

Dustin Mizell, Environmental Design Group, presented the landscape and hardscape proposed for the site.

Mr. Sammons was not in favor of keeping any artificial turf. He thought there was other material that could be used as a replacement.

Ms. Grace questioned if grass would grow in the areas next to the palms. Mr. Mizell responded.

Mr. Sammons wondered if some palms could be added to the decorative areas. Mr. Mizell responded.

Motion made by Ms. Grace to approve the project with the condition that all artificial turf shall be removed from the property.

Mr. Kirchhoff questioned how the artificial turf was initially installed. Mr. Mizell responded.

Mr. Sammons wondered if the artificial turf counted towards any greenspace calculations.

Mr. Murphy discussed how the Code Enforcement violation was initiated.

Mr. Sammons seconded the motion. Motion carried unanimously, 7-0.

2. **ARC-22-179 151 CHILEAN AVE.** The applicant, Brad McPherson, has filed an application requesting Architectural Commission review and approval for the enclosure of an existing loggia.

Mr. Hodges provided staff comments on the project.

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

Michael Perry, MP Design & Architecture, presented the architectural modifications to the existing loggia.

Ms. Shiverick suggested moving the entrance to the new space towards the kitchen, rather than positioning the space towards the front of the house. Mr. Perry explained the design proposed. Ms. Shiverick questioned the proposed plate glass window. Mr. Perry stated that the owners would be willing to add muntins on the window facing the street.

Mr. Sammons expressed concern for the lack of operable windows in the front of the home. Mr. Perry responded.

Mr. Floersheimer provided another suggestion for the space. Mr. Perry restated that he would add muntins south side window.

Mr. Kirchhoff agreed with the other Commissioners and wondered why the new space would block the view from the living room.

Motion made by Mr. Karakul and seconded by Mr. Floersheimer to approve the project with the condition that a set of French doors with mullions shall be added in the place of the plate glass window on the loggia element facing the street. Motion carried unanimously, 7-0.

C. **TIME EXTENSIONS**

None

D. **MAJOR PROJECTS – OLD BUSINESS**

1. **ARC-22-022 (ZON-22-021) 160 SEAVIEW AVE. (COMBO)** The applicant, Coral Beach Corporation (Angela Feldman, President) (160 Seaview Ave) and Seaview Holdings, Inc. (David Feldman, Director) (170 Seaview Ave), has filed an application requesting Architectural Commission review and approval of the construction of a new two-story guest house including variances from setback and point of measurement requirements on a unified site of 160 and 170 Seaview Avenue. Town Council will review the variance portion of the application.

Please note: This item was deferred to the September 28, 2022 meeting at Item V., Approval of the Agenda.

2. **ARC-22-029 411 BRAZILIAN AVE.** The applicant, Holy Union PB Limited (Sean Sheridan), has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 3700 SF two story residence designed in a mix of modern and classical style architecture.

Please note: This item was deferred to the September 28, 2022 meeting at Item V., Approval of the Agenda.

3. **ARC-22-032 (ZON-22-017) 1237 N. LAKE WAY (COMBO)** The applicant, Frank H. Pearl and Geryl T. Pearl, has filed an application requesting Architectural Commission review and approval for construction of a new 5800

SF two story residence and two-story accessory structure in the modern/classical style of architecture including variances for a two-story accessory structure to replace an existing two-story residence to be demolished. The variance portion of the application will be reviewed by Town Council.

Please note: This item was deferred to the September 28, 2022 meeting at Item V., Approval of the Agenda.

4. **ARC-22-097 142 PERUVIAN AVE.** The applicant, Susan & Robert Taylor, has filed an application requesting Architectural Commission review and approval for the replacement of two pedestrian courtyard gates on a two-story condominium building.

Please note: This item was deferred to the September 28, 2022 meeting at Item V., Approval of the Agenda.

5. **ARC-22-099 (ZON-22-065) 360 EL BRILLO WAY (COMBO)** The applicant, El Brillo Way Trust ad September 24, 2021 (David Klein, trustee), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence over 10,000 sq ft including variances from the angle of vision, front setback for a pool, and building height plane, with related sitework, landscape and hardscape improvements. Town Council will review Variance portion of the application.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications for the newly proposed residence.

Jorge Sanchez, SMI Landscape Architecture, presented the landscape and hardscape modifications for the site. Mr. Sanchez stated he received a positive endorsement from the neighbor to the south, Mr. Quick.

Mr. Sammons still thought there was still too much glass. He expressed concern for the architecture on the west façade.

Mr. Karakul questioned the pool house overhangs and thought they were not in keeping with the rest of the house, particularly where the element was facing the water. Mr. Janssen responded.

Mr. Smith agreed and thought the pool house did not belong to the main house.

Ms. Shiverick agreed that the pool house could be lightened up. Ms. Shiverick also questioned the skewed placement of the home on the lot. Mr. Janssen

responded and discussed the preference for the placement of the home. A short discussion ensued about this topic.

Ms. Grace agreed that the west elevation had too much glass. She was in favor of the other changes to the main house and recommended reconsidering the west elevation.

Mr. Floersheimer thanked the architect for eliminating the variances, which had previously been requested.

Mr. Kirchhoff agreed that a restudy of the pool house was needed. He also questioned the size of the columns on the west side of the home.

Mr. Martin commended the applicant for working with the neighbor on the landscaping. He also commended the professional for restudying the design to remove the variances.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Sammons and seconded by Mr. Karakul to approve the project with a restudy of the following elements, which will return to the September 28, 2022 meeting: pool pavilion, dining loggia and the columns on the west loggia. Motion carried unanimously, 7-0.

6. **ARC-22-105 (ZON-22-071) 124 COCOANUT ROW (COMBO)** The applicant, Nedim Soylemez and Rebecca Ann Soylemez, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new two-story residence including variances from the cubic content ratio (CCR), height and overall height, with related landscape and hardscape improvements. Town Council will review the variance portion of the applications.

Mr. Hodges provided staff comments on the project.

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

Andrew Kochen, Workshop APD, presented the architectural modifications for the newly proposed residence.

Mr. Kirchhoff was in full support of the changes.

Motion made by Mr. Kirchhoff and seconded by Mr. Karakul to approve the project as presented. Motion carried unanimously, 7-0.

Motion made by Mr. Kirchhoff and seconded by Mr. Karakul that implementation of the proposed variance will not cause negative

architectural impact to the subject property. Motion carried unanimously, 7-0.

7. **ARC-22-123 (ZON-22-078) 231 BRADLEY PL. (COMBO)** The applicant, Bradley Palm LLC, has filed an application requesting Architectural Commission review and approval for exterior design modifications and additions to the existing two-story office building including façade alterations and the construction of a new second floor balcony and new exterior stair, including variances from the parking requirements, setback requirements and lot coverage requirements. The variance and Special exception with site plan review portion of the application shall be reviewed by Town Council.

Mr. Hodges provided staff comments on the project.

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

M. Timothy Hanlon, attorney for the applicant, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Pablo Garcia, Gensler, presented the architectural modifications for the existing commercial building.

Mr. Sammons thought the changes made the building worse. He thought the design was even more out of scale. He was not in favor of the cast stone detail added to the arch. He also stated the Commission requested a remedy for the cantilevered parking structure but was not in favor of the solution presented. He suggested reducing the size of the drive aisle into the parking garage. He was not in favor of the cross detail above the arch. He thanked the professional for adding mullions to the windows.

Ms. Shiverick agreed with Mr. Sammons's comments on the scale of the window. She recommended scaling back the arched windows and removing the detail above the arch. She also suggested changing the window frames to a different color other than black.

Ms. Connaughton was not in favor of the cast stone shown around the opening. She recommended using a lighter material. She also recommended removing the cross detail above the arch. Mr. Garcia responded. Ms. Connaughton thought the element needed further study.

Mr. Martin thought the architecture of the existing building was poor. He appreciated the professional's efforts but thought the building needed a larger renovation.

Mr. Karakul was in favor of some of the changes; however, he added that the front arch and elements still needed a restudy. He suggested using some historical references to redesign the front of the building.

Ms. Grace questioned the increase in height of the shrubbery because it blocked the view of the balustrades. Mr. Garcia responded. She questioned the large, wood gate and added it felt too commercial. Mr. Garcia responded.

Mr. Floersheimer questioned the tree proposed to the right of the gate. Mr. Garcia responded. Mr. Floersheimer thought the landscaping was good on the west side but thought the south side needed some restudy.

Mr. Kirchhoff thought the arch was too wide and a single door would be more appropriate. He thought the element should be recessed back and recommended using more metal. He also added that the gate was too wide.

Ms. Shiverick asked about material proposed for the fence on the east elevation. Mr. Garcia responded. Ms. Shiverick thought the fence should be restudied; she questioned the material proposed. She thought the fence was too high and wondered if it was practical. Mr. Garcia responded.

Mr. Smith wondered if the trees in the front were being replaced. Mr. Garcia responded. Mr. Smith expressed concern for the replacement of the trees and thought they should remain. He stated he could not support the replacement of the trees. He thought some of the changes were acceptable, but the front entrance still needed some restudy.

Mr. Garcia wondered if the project could proceed to the Town Council.

Mr. Smith called for public comment.

Bill and Anne Metzger, 277 Esplanade Way, advocated for the balustrade to be seen. They wondered if there was a planting material could be used to allow a view of the balustrade.

Darrell Higgs, Kimley Horn, recommended Podocarpus since it was not a fast-growing material.

Mr. Metzger discussed growth regulators that would limit the amount of trimming needed. Ms. Metzger requested that Mr. Corey weigh in on the issue on the next meeting.

Ms. Connaughton also agreed there should be native landscape material that could be regulated for height.

Motion made by Mr. Floersheimer and seconded by Mr. Karakul that implementation of proposed variance will not cause negative architectural impact to the subject property. Motion carried unanimously, 7-0.

Motion made by Mr. Floersheimer and seconded by Ms. Shiverick to defer the project to the September 28, 2022 meeting for a restudy of several items outlined by the Commissioners. Motion carried unanimously, 7-0.

8. **ARC-22-126 (ZON-22-088) 240 OLEANDER AVE. (COMBO)** The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story apartment building and the construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring variances due to deficient lot area and to exceed maximum lot coverage. Town Council will review the variance portion of the application.

Please note: This item was deferred to the September 28, 2022 meeting at Item V., Approval of the Agenda.

Please note: The Commission took a short break at 10:23. The meeting resumed at 12:37 p.m.

9. **ARC-22-127 234 LIST RD.** The applicant, Valley Property Management, LLC. (Phil Cambo), has filed an application requesting Architectural Commission review and approval for the demolition of the existing one-story residence and the construction of a new one-story residence with related landscape and hardscape improvements.

Mr. Hodges provided staff comments on the project.

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

Gregory Bonner, B1 Architect, presented the architectural modifications for the newly proposed residence.

Ms. Shiverick appreciated the changes, particularly the shutters. She recommended the addition of shutters for the smaller windows on the front elevation. She inquired about the location for the gray paint as well. Mr. Bonner responded. She recommended eliminating the gray color. Mr. Bonner agreed. Ms. Shiverick suggested using pineapple lanterns in the front.

Ms. Grace was in favor of the changes and was in favor of the shutters.

Mr. Karakul thought the changes were successful.

Ms. Connaughton wondered if the front door was a bit diminutive. She recommended adding the shutters on the smaller windows. She questioned the louvers and arch on the entryway. She thought the item needed a bit of restudy.

Mr. Sammons asked if mullions would be added to the sliding glass doors on the rear of the home. Mr. Bonner responded. Mr. Sammons thought the sliders needed the mullions and suggested a change to the casement windows.

Mr. Kirchhoff agreed that shutters should be added to the smaller windows. Mr. Kirchhoff thought the entry could support a double front door.

Mr. Smith asked about the positioning of the shutters. Mr. Bonner responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Karakul and seconded by Ms. Grace to approve the project with the following conditions: a pair of shutters shall be added to the smaller windows on the front elevation, the front door shall be widened, and the gray paint shall be replaced with white paint in all areas. Motion carried unanimously, 7-0.

10. **ARC-22-140 248 VIA MARILA** The applicant, 248 Via Marila Trust dated September 13, 2021 (Guy Rabideau), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story single-family residence, one-story guesthouse, pool and hardscape, and the construction of a new two-story single-family residence with related hardscape and landscape improvements.

Mr. Hodges provided staff comments on the project.

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

Stephen Roy, Roy & Posey, presented the architectural modifications for the newly proposed residence.

Ms. Shiverick confirmed the windows were double-hung windows. Mr. Roy provided confirmation. Ms. Shiverick inquired about the bright green gutter pipes shown in plan. Mr. Roy confirmed the pipes were copper.

Mr. Karakul thought the home was wonderful and well done. He was in full support.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Karakul and seconded by Ms. Shiverick to approve the project as presented. Motion carried unanimously, 7-0.

11. **ARC-22-148 (ZON-22-105) 150 SEMINOLE AVE. (COMBO)** The applicant, James Lansing and Haviva D. Langenauer, as Trustee of the Haviva E. Langenauer Trust u/a/d/8/10/92, has filed an application requesting Architectural Commission review and approval for a demolition and redesign of

the southern portion of the existing two-story residence, a redesign of all facades, the construction of an approximately 680 SF addition to the second story, and new pool, and new hardscape and landscape, requiring variances to maintain existing nonconforming setbacks with more than 50% demolition of a nonconforming structure as part of a renovation. Town Council will review the variance portion of the application.

Please note: This item was deferred to the September 28, 2022 meeting at Item V., Approval of the Agenda.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-115 (ZON-22-125) 233 BAHAMA LN. (COMBO)** The applicants, Richard and Lori Jabara, have filed an application requesting Architectural Commission review and approval for a 437 SF rear addition and exterior alterations including roof, window, and door replacement for an existing one-story residence, including variances from landscape open space and setback requirements for a proposed rear landing due to demolition of more than 50% of a structure on a nonconforming lot as part of the renovation. This is a combination project that shall also be reviewed by Town Council as it pertains to the variances and Site Plan Review.

Ms. Pardue provided staff comments on the project.

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

Maura Ziska, attorney for the applicant, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Raphael Saladrigas, Studio SR, presented the architectural modifications and additions for the existing residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications for the site.

Ms. Grace thought the project was good. She thought the variance was small and found it to be acceptable. She preferred the style of the existing windows to the newly proposed windows but overall, supported the project.

Ms. Shiverick wondered about the columns at the front entrance. She recommended using wrought iron as seen in the historical photographs. Mr. Saladrigas responded. She recommended changing the garage doors to white; she also recommended using a darker blue for the front door. Mr. Saladrigas agreed with the suggestions.

Mr. Kirchhoff thought the project was nice. He wondered about the size of the casements and added that the shutters looked too big. Mr. Saladrigas responded and explained the reason for the bi-fold shutters.

Mr. Floersheimer wondered about the entrance to the bathroom on the first floor plan. He inquired about the three windows in the bathroom and wondered if there would be enough space for shutters. Mr. Saladrigas responded. Mr. Floersheimer inquired about the number of steps entering the home in the rear of the home. Mr. Mizell responded.

Ms. Connaughton questioned the use of shutters on the larger openings. She recommended framing the opening with landscaping or something different. Mr. Saladrigas responded.

Mr. Floersheimer was in favor of the landscaping changes.

Ms. Shiverick inquired if the neighbor to the north weighed in on the variance. Mr. Saladrigas responded and stated they did not speak to the neighbor.

Mr. Smith questioned the design of the columns.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Ms. Grace and seconded by Mr. Sammons that implementation of proposed variance will not cause negative architectural impact to the subject property. Motion carried unanimously, 7-0.

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to approve the project as presented with the request to consider all of the suggestions made by the Commissioners. Motion carried unanimously, 7-0.

2. **ARC-22-136 (ZON-22-101) 980 S. OCEAN BLVD. (COMBO)** The applicant, 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC (JANE HOLZER), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and two-story accessory structure and the construction of a new two-story residence with basement on a lot deficient in width and lot area requirements the R-A Zoning District with related landscape and hardscape improvements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members. *Mr. Sammons declared a conflict of interest with the proposed project and left the dais during the discussion.*

Roger Janssen, Dailey Janssen Architects, presented the architectural plans for the newly proposed residence.

John Lang, Lang Design Group, presented the landscape and hardscape modifications for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Floersheimer wondered if there would be unity of title with any of the other properties. Mr. Lang responded. Mr. Floersheimer thought the professionals were using the slope of the land to their advantage. He inquired if any of the mechanical equipment could be moved into the basement. Mr. Janssen stated that the generator was located in the basement. Mr. Floersheimer asked about the ceiling heights. Mr. Janssen responded.

Ms. Shiverick thought the house was a bit cold and sterile and thought maybe it was due to the white stucco. She recommended using a different material for the gates and railings or adding more stone on the body of the house. Mr. Janssen responded.

Mr. Kirchhoff did not believe the metal railings were consistent with the other materials on the home.

Mr. Karakul was in favor of the home and thought the home had style. He questioned the front door in relationship to the surrounding doors; he saw no importance to the main door. Mr. Janssen responded and indicated it was the original gate.

Ms. Grace was in favor of the gates, but thought the house looked heavy and boxy. She suggested adding traditional elements on the home and liked Ms. Shiverick's suggestion to lighten and warm the home.

Ms. Connaughton liked the austerity of the home. She agreed that mixing the materials, metal, and wood, was not particularly successful. She also suggested restudying the master wing.

Mr. Martin thanked the applicant for not maximizing the entire lot. He was in favor of the height, scale, and mass of the home. He thought the home was chic.

Mr. Smith was not in favor of the front door design. He inquired if the front loggia would be enclosed. Mr. Janssen responded. Mr. Smith also questioned if the home would fit onto the street. Mr. Smith agreed with Mr. Karakul's assessment of the front door.

Mr. Floersheimer inquired about the curb cuts for the property. He suggested making the eastern curb cut an entry and the western curb cut an exit.

Motion made by Ms. Shiverick and seconded by Ms. Grace to defer the project to the September 28, 2022 meeting with the request to restudy the elements discussed by the Commissioners, particularly the front door, the possibility of the addition of more traditional elements, restudying the design of the master bedroom and the louvered columns. Motion carried unanimously, 7-0.

3. **ARC-22-144 (ZON-22-103) 164 SEMINOLE AVE. (COMBO)** The applicant, JPBK PROPERTIES #2 LLC (James Held), has filed an application requesting Architectural Commission review and approval for the construction of a new one-story residence with hardscape and landscape improvements on a vacant parcel, requiring variances for angle of vision and generator location. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members. *Mr. Karakul declared a conflict of interest with the proposed project and left the dais during the discussion.*

Daniel Kahan, Smith and Moore Architects, Inc., presented the architectural plans for the newly proposed residence.

Cory Meyer, Nievera Williams Design, presented the landscape and hardscape modifications for the site.

Ms. Grace was in favor of the one-story home. She also was in favor of the requested variance. She questioned if the home's design style would fit into the area. She wondered if the color of the home could be changed. She acknowledged that the solar panels would not be seen on the flat roof. She questioned the pleached trees proposed and wondered if they fit into the neighborhood.

Mr. Kirchhoff was in favor of the home.

Mr. Sammons was in favor of the home. He inquired about the cornice over the front door. Mr. Kahan responded. Mr. Sammons asked about the windowsills. He also thought the piers were a bit too thin. He recommended adding an ornamental element for some relief.

Ms. Shiverick thought the home was outstanding and exuded quality. She thought the home was befitting of the street. She agreed with Mr. Sammons's suggestion to add some ornamental details on the rear of the home. She supported the variances.

Ms. Connaughton agreed with the suggestion of an awning on the rear of the home. She inquired about the divided lights on the front of the home. Mr. Kahan responded.

Mr. Floersheimer was in favor of the home design and thought it would fit into the neighborhood. He questioned the use of awnings on the rear of the home. He recommended eliminating one of the garage bays to reduce the angle of vision. Mr. Kahan responded. Mr. Floersheimer questioned the amount of empty space over some of the windows and garage doors.

Mr. Martin thought the home was brilliant. He was in favor of the green courtyard.

Motion made by Mr. Sammons and seconded by Mr. Floersheimer to approve the project with the request to study a shade addition for the rear of the property. Motion carried unanimously, 7-0.

Motion made by Ms. Shiverick and seconded by Mr. Floersheimer that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried unanimously, 7-0.

4. **ARC-22-160 269 JAMAICA LN.** The applicant, Marrano Holdings 2022 INC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with hardscape and landscape improvements.

Ms. Pardue provided staff comments on the project.

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

David Gengler, Gengler Architecture, presented the architectural plans for the newly proposed residence. He also reviewed the landscape renderings with the Commissioners.

Mr. Smith called for public comment.

James McCartney Wearn, 260 Jamaica Lane, provided his objections to the proposed home.

Stuart Dweck, 252 Jamaica Lane, provided his objections to the proposed home.

Mr. Kirchhoff questioned the eaves proposed on the home. He thought the home should have gutters and cornices, especially around the front door. He suggested restudying the front and garage doors. He questioned the window over the rear of the home. He suggested using a six-over-six window on the front of the home.

Ms. Connaughton thought the home was designed as a spec home. She requested to see details of the design and thought the home was quickly put together. Mr. Gengler responded.

Ms. Grace thought a two-story home was acceptable; however, she did not feel like this home had any charm. She requested that some interest be added to the home. She was not in favor of the two Date palms proposed in the front of the site.

Mr. Sammons thought the home had many problems in the details and the design was not up to the standards of Palm Beach. He was in favor of the individual pavers rather than a solid material.

Mr. Floersheimer agreed with the other Commissioners. He stated that the vegetation was overgrown; he asked to see a very detailed landscape plan moving forward.

Mr. Karakul agreed with the other Commissioners. He was not in favor of the pillars on the front entrance. He thought the project needed a major restudy.

Mr. Kirchhoff recommended checking the size of his scale figures in the drawings. He also strongly recommended bringing a landscape architect at the next presentation.

Ms. Shiverick asked the professional to look at the home at 253 Jamaica Lane, as she felt there was some charm in this particular home.

Ms. Grace stated she contemplated making a motion for a denial.

Motion made by Ms. Grace and seconded by Ms. Shiverick to defer the project for two months, to the October 26, 2022 meeting, with a restudy of the entire project. Motion carried unanimously, 7-0.

5. **ARC-22-161 (ZON-22-108) 335 COCOANUT ROW (COMBO)** The applicant, N & R 335, LLC (Robert F. Kassatly) has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new two-story residence on a deficient in lot width and lot area requirements the R-C Zoning District with related landscape and hardscape improvements, including variances from both side setback and landscape open space requirements, and from the minimum lot width and lot area requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

Maura Ziska, attorney for the applicant, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Kyle Fant, Bartholemew + Partners, presented the architectural modifications for the newly proposed residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Martin thought the application was very complete. He was happy to see that the applicant was building on a smaller lot. He questioned the material for the chimney and thought the base of the building was a bit too heavy. He recommended painting the cedar shake with a pop of color.

Mr. Floersheimer thanked the professional for the inspiration photographs. He liked the concept of the bike storage area. He was in favor of the planters that hid the increased elevation of the home. He thought the east and west facades were successful; but questioned the north and south facades.

Mr. Sammons agreed with Mr. Martin's comments. He liked the east/west facades but was not as enamored with the north and south facades. He thought the windows on the north elevation were a little lean. He expressed a concern for the removal of the secondary building and wondered if the style of the home would fit onto the street. Overall, he thought the house was good.

Ms. Connaughton thought the presentation was successful and the project was nice. She asked the professional to pull the home more forward on the lot. She recommended trying to change the windows on the second floor, front façade.

Mr. Kirchhoff was in favor of the project. He wondered if there was a bit too much detail on the home. He wondered if the chimneys were too stylized and agreed maybe a painted, brick base would look better. He questioned the infill area with the clapboard siding; he recommended adding shingles to this area. He also questioned the vertical panes in the upper sashes on the windows; he recommended using divided lites.

Ms. Grace thought the house was nice and did not have any issues with the variances. She did question the stone on the bottom of the home and chimney.

Ms. Shiverick liked the design and was in favor of the bungalow. She agreed with Mr. Kirchhoff that it may be a little too stylized. She also suggested to restudy the stone on the chimney and surround on the bottom.

Mr. Karakul thought the presentation was wonderful and well thought out. He offered his support of the project.

Mr. Smith agreed and though the presentation was nice. He liked the style of the home and supported the project.

Motion made by Mr. Sammons and seconded by Mr. Karakul to approve the project as presented.

Mr. Sammons suggested to study the use of shingles on the infill areas.

Motion carried unanimously, 7-0.

Motion made by Ms. Shiverick and seconded by Ms. Grace that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried unanimously, 7-0.

Please note: A lunch break was taken at 12:54 p.m. The meeting resumed at 1:58 p.m. Mr. Martin returned at 2:01 p.m. Ms. Grace returned at 2:02 p.m.

6. **ARC-22-167 273 TANGIER AVE.** The applicant, Gretchen Jordan, has filed an application requesting Architectural Commission review and approval for landscape and hardscape alterations, including a new driveway, pool deck, and modifications to existing site walls.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Messrs. Karakul and Floersheimer.

Adam Mills, Environment Design Group, presented the landscape and hardscape modifications for the site.

Mr. Smith inquired about the garage on the east side. Mr. Mills responded and stated the condition was existing.

Ms. Shiverick inquired about the sample for the stone. Mr. Mills showed the Commissioners a photograph of the material. Ms. Shiverick expressed concern for the look of the paving and the hardscape next to the pool. She suggested adding some movement in the material. Mr. Mills responded.

Mr. Floersheimer inquired about the existing site wall and asked for a description on where it would change. Mr. Mills responded.

Ms. Grace inquired about the material proposed for the limestone paving. Mr. Mills responded. She recommended using a lighter stone. She also expressed

concern for the increase in hardscape around the pool and the Podocarpus proposed for the front of the property.

Mr. Karakul inquired about the pillars and wondered if they were existing; he also asked if there were any gates proposed for the project. Mr. Mills responded. He asked about the driveway material. Mr. Mills responded. Mr. Karakul was not in favor of carrying the new hardscape material to the street.

Ms. Connaughton was not in favor of the basalt proposed and recommended using a material more local to Palm Beach.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Sammons and seconded by Mr. Karakul to approve the project with the following conditions: the pattern shall be removed from the driveway aprons, the basalt material shall be changed to a lighter material and one that is more local, and the hardscape around the pool shall be reduced. Motion carried 6-1, with Mr. Floersheimer dissenting.

7. **ARC-22-169 625 CREST RD.** The applicant, 625 Crest Road LLC, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members. *Mr. Sammons declared a conflict of interest with the proposed project and left the dais during the discussion.*

Andrew Kochen, Workshop/APD, presented the architectural modifications for the existing residence.

Cory Meyer, Nievera Williams Design, presented the landscape and hardscape modifications for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Karakul thought the landscape changes were fine. He was not in favor of the changes to the garage elements. He thought the change to the front door was fine, but he did not like the roofs on the garage elements.

Ms. Grace was in favor of the landscape changes. She liked the previous roofs on the garage elements and questioned the proposed design. She thought the proposed change took away from the design. She also was not in favor of the changes to the railings.

Ms. Shiverick agreed that the garage elements were better as they existed; she was not in favor of the proposed changes. She also agreed with Ms. Grace that the previous railings were superior on the rear. She was in favor of removing the shutters.

Ms. Grace suggested using a lighter window frame.

Mr. Kirchhoff agreed with his fellow Commissioners and supported the original garage design. He liked the new entry design with the pair of columns but questioned the second-floor element over the entry. He also stated he preferred the Chippendale railings to the proposed railings. He was not in favor of the changes to the loggia and steps on the rear elevation.

Mr. Smith liked the original home and was not in favor of any of the changes proposed.

Motion made by Ms. Grace and seconded by Ms. Shiverick to defer the project to the September 28, 2022 meeting. Motion carried unanimously, 7-0.

8. **ARC-22-178 581 E. WOODS RD.** The applicant, 581 E Woods Rd. LLC., has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing two-story residence, including roof, window, and door replacement.

Ms. Pardue provided staff comments on the project.

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

Michael Perry, MP Design & Architecture, presented the architectural modifications for the existing residence.

Ms. Grace thought the changes were minor and supported the project.

Mr. Karakul supported the project. He thought the changes made the home look superior.

Ms. Shiverick inquired about the lowering of the windowsills for two of the windows. Mr. Perry responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Ms. Shiverick and seconded by Mr. Floersheimer to approve the project as presented. Motion carried unanimously, 7-0.

E. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-152 375 S. COUNTY RD.** The applicant, Three Seventy-Five South County Assoc/Gedney Station, have filed an application requesting Architectural Commission review and approval for the installation of two (2) wall mounted pieces of artwork in the courtyard of an existing one-story building.

Please note: This item was deferred to the September 28, 2022 meeting at Item V., Approval of the Agenda.

2. **ARC-22-119 150 WORTH AVE.** The applicants, Wilson 150 Worth LLC, have filed an application requesting Architectural Commission review and approval for the installation of new second floor window openings along the south elevation and the installation of new service gates.

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members. *Mr. Sammons declared a conflict of interest with the proposed project and left the dais during the discussion.*

Jaime Torres Cruz, Fairfax and Sammons, presented the architectural modifications for the existing, commercial building.

Dustin Mizell, Environment Design Group, presented the landscape plans proposed for the site. He presented an alternate plan on the overhead projector, which showed more landscape screening.

Mr. Smith called for public comment.

Harvey Oyer, attorney representing The Colony Hotel, indicated that any approval for the eight proposed windows would not constitute an approval for additional windows. He thanked the professionals for working with them on their items of concern. He outlined the items that they had agreed to and discussed the two items that still were outstanding. He then discussed his requests, particularly the items that his client would like to see to move forward.

Please note: Mr. Martin left the room at 2:55 p.m.

M. Timothy Hanlon, attorney for Wilson 150 Worth LLC, acknowledged the items agreed upon by both parties. He discussed items laid out by Mr. Oyer, addressing the dates for construction, the height of the proposed landscaping, and Mr. Oyer's client's stipulation for any future lease agreements.

Ms. Shiverick thought the Commission's purview was the aesthetics of the windows, which she did not believe was an issue. She thought the only issue would be the timing of the construction.

Ms. Grace did not have an objection to large, plain walls. She did express concern for the proposed eight windows that were tightly spaced, while leaving the remainder of the wall bare. She also suggested the possibility of adding more under plantings to screen the new pool of the neighbor.

Mr. Floersheimer agreed with Ms. Shiverick's statement; however, he felt more landscaping was needed to screen the east garden of the neighbor. Mr. Floersheimer recalled the discussion that the windows would be obscured for privacy. Mr. Torres Cruz stated that the windows would be gray tinted.

Mr. Karakul inquired about the sill of the windows. Mr. Torres Cruz responded. Mr. Karakul thought all the windows should be screened with landscaping.

Mr. Kirchhoff inquired about the property lines shown on the plans. Mr. Mizell responded. Mr. Kirchhoff recommended moving the sidewalk along the building and planting an entire row of screening for the windows. Mr. Kirchhoff also questioned the proposed Pigeon Plum trees and wondered if they were the appropriate material.

Mr. Oyer stated his client did not oppose the windows and thought Mr. Sammons did a good job with the design. He thought the issue was the lack of landscaping. He agreed with the other Commissioners that the area in question needed more landscaping.

Mr. Smith suggested that the Commission approve the windows as proposed but to defer the landscaping to allow both parties to come up with a solution.

There was a short discussion on whether the windows should be approved without the landscaping plan.

Mr. Hanlon stated that the owner had no objections to committing the addition of plantings along the full length of the windows.

Motion made by Mr. Karakul and seconded by Ms. Shiverick to approve the project with the following conditions: dense, mature landscaping shall be added along the full length of the windows, which shall be agreed upon by both parties, and the construction schedule shall be agreed upon by both parties. Motion carried unanimously, 7-0.

3. **ARC-22-138 353 PERUVIAN AVE.** The applicant, Lifestyle Holdings, LLC, has filed an application requesting Architectural Commission review and approval for a modification to the existing interior hardscape and landscape, that will include new paving and water features within the interior courtyard and

increasing the open space and landscaping on site.

Mr. Hodges provided staff comments on the project.

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

Maura Ziska, attorney for the applicant, provided an overview of the scope of the project and discussed an ongoing Code Enforcement violation for the building.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Grace wondered why the Code Enforcement violation could not be addressed prior to any of the changes. Ms. Ziska responded.

Ms. Shiverick expressed concern for the request to review the landscape plans prior to seeing any changes to the building.

Jay Biggins, owner at 353 Peruvian Avenue, stated that he planned on bringing changes to the property several times in the future. He discussed the Code Enforcement violation for the property.

Ms. Grace wondered why Code Enforcement could not speak to the Planning and Zoning Department to determine a plan for reconciliation.

Ms. Ziska explained the Code Enforcement violation to Town Attorney Randolph.

Mr. Murphy stated that the permit presented to staff indicated improvements, not maintenance to remedy a Code violation. He indicated staff would be happy to work with the applicant; however, they were initially looking at new elements on the site.

Mr. Mizell indicated that while they were seeking to remedy the Code Enforcement violation, they were also seeking approval for the proposed changes.

Mr. Smith asked if the awnings would be removed from the building. Mr. Biggins stated he would like to remove them. Mr. Mizell stated it was not included in the current application.

Please note: Mr. Martin returned at 3:24 p.m.

Mr. Sammons inquired about the material for the deck. Mr. Mizell stated it was Ipe decking. Mr. Sammons encouraged any changes that would help to get the building reinstated and looking nicer for the neighborhood. He thought the Commission should opine on the landscaping to assist with settling the Code Enforcement violation.

Ms. Ziska read an email from the Code Enforcement Department that addressed the violation.

Mr. Biggins stated there were no awnings in the interior courtyard of the building.

Ms. Shiverick thought the plantings were too contemporary. She thought the garden looked like it did not belong in Palm Beach. She thought more traditional plantings should be used.

Ms. Connaughton agreed with Ms. Shiverick. She questioned the character of the interior courtyard as proposed. She thought the landscaping felt a bit too modern for the space.

Ms. Grace thought there was no context to determine whether the landscaping was appropriate.

Mr. Kirchhoff agreed with Ms. Shiverick. He questioned the materials proposed and thought the design should be more consistent with the area.

Mr. Martin wondered if the design should resemble the walkways in Major alley. He suggested adding more hardscape in the area. He questioned the colors proposed for the landscaping as well as labeling the space a Via. He suggested toning down the landscaping.

Ms. Grace thought the building looked dilapidated. She was unsure how the owner would attract visitors until the building was resolved.

A discussion ensued about a possible motion for the project, as well as how to help the applicant resolve the Code Enforcement violation.

Motion made by Ms. Shiverick and seconded by Ms. Grace to defer the project to the October 26, 2022 meeting, with the direction that the professional restudy the garden and return with a less contemporary looking garden and that staff assist the applicant in resolving the Code Enforcement violation. Motion carried unanimously, 7-0.

A second motion made by Mr. Floersheimer and seconded by Ms. Shiverick to approve a cursory cleanup of the courtyard, including clearing out the hardscape and replanting the area with grass. Motion carried 6-1, with Ms. Grace opposed.

4. **ARC-22-150 150 BRAZILIAN AVE.** The applicant, Patrick Ryan, has filed an application requesting Architectural Commission review and approval for landscape and hardscape alterations at the single-family residence and the installation of new driveway gates.

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Grace and Mr. Karakul.

Dustin Mizell, Environment Design Group, presented the proposal for the additional vehicular gate.

Motion made by Mr. Floersheimer and seconded by Mr. Kirchhoff to approve the project as presented. Motion carried unanimously, 7-0.

Ms. Shiverick requested that the professional consider adding landscaping to the front of the property. Mr. Mizell stated he would discuss the possibility with his client.

F. MINOR PROJECTS – NEW BUSINESS

1. **ARC-22-172 219 WORTH AVE.** The applicant, M Development (Zachary Baraf), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact storefront in the existing opening.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Messrs. Floersheimer, Karakul and Ms. Grace.

Jerome Baumoehl, Architect, presented the architectural modifications for the commercial space.

Mr. Smith inquired about the black material. Mr. Baumoehl responded.

Ms. Grace was in favor of the existing colors of the building. She requested to see some colors that better represented Palm Beach.

Mr. Karakul agreed with Ms. Grace. He recommended using a white awning with more limestone. He was not in favor of the black awning.

Mr. Floersheimer agreed but understood some of the Palm Beach colors did not work with the store's branding. He thought the solution would be a

compromise. Mr. Baumoehl understood the concern and stated he would speak to his client.

Ms. Grace indicated that she would like to see any other color than black; she did not believe that color fit on Worth Avenue.

Motion made by Ms. Shiverick to defer the project to the September 28, 2022 meeting, to allow the professional to determine if the awning color can be changed to a lighter color and to reduce as much black items as possible.

Mr. Baumoehl asked if he could order the storefront in black. A short discussion ensued on whether the storefront could be ordered.

Mr. Sammons was not worried about the black storefront as much as the other black elements proposed.

Motion amended by Ms. Shiverick and seconded by Ms. Grace to defer the project to the September 28, 2022 meeting, to allow the professional to determine if the awning color can be changed to a lighter color, to reduce as much black items as possible, and to see if the detailing around the storefront could be changed to stone. Motion carried 6-1, with Mr. Floersheimer dissenting.

2. **ARC-22-174 223 WORTH AVE.** The applicant, Jerome Baumoehl Architect, Inc. (Jerome I. Baumoehl, NCARB), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact window and doors and a new awning.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Messrs. Floersheimer, Karakul and Ms. Grace.

Jerome Baumoehl, Architect, presented the architectural modifications for the commercial space.

Mr. Sammons asked about the light shown around the storefront. Mr. Baumoehl indicated that light shown was a drafting error.

Mr. Martin inquire about the portion of the façade to be removed. Mr. Baumoehl further explained the project, particularly the removal of the elements on the existing façade.

Mr. Floersheimer thought the design was acceptable and added he could support the design.

Ms. Connaughton preferred the existing design and was not in support of the proposed. She thought the existing design felt more like Palm Beach. Ms. Grace agreed.

Mr. Kirchhoff agreed and wondered if Mr. Baumoehl's client would apply their name to the existing building. Mr. Baumoehl responded and discussed the condition of the existing stucco.

Mr. Sammons stated that the existing storefront could be restored. He supported the comment to keep the existing façade.

Ms. Connaughton thought some interesting changes could be made to the glazing.

Mr. Baumoehl inquired if the storefront could be ordered. After some discussion, the Commission did not support the request.

Mr. Sammons preferred the existing center door of the storefront.

Ms. Shiverick suggested changing the fluted limestone to stucco.

Mr. Martin asked staff if the sign met the zoning ordinance. Ms. Pardue stated the proposed sign complied. Mr. Martin liked the existing condition of the building. He recommended returning with a different logo and a simpler façade.

Motion made by Ms. Grace to defer the project to the September 28, 2022 meeting.

Mr. Kirchhoff stated he liked the doors in the middle of the storefront, and the two glass columns. Mr. Baumoehl responded.

Mr. Sammons seconded the motion. Motion carried unanimously, 7-0.

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There were no comments heard at this time.

2. Staff

Ms. Pardue stated she sent Ms. Shiverick a list of speaking points on House Bill 423. She provided an overview of the bill and addressed how it would impact the projects moving forward at ARCOM and LPC. She informed the Commission that Mr. Bergman presented the issue at the August Landmarks Preservation Commission meeting if they would like to listen.

Please note: Mr. Martin left the meeting at 4:02 p.m.

Ms. Shiverick inquired about the chance of the bill getting appealed. Mr. Murphy

responded and discussed the efforts to obtain a modification to the law.

Mr. Sammons wondered if the bill affected historic districts. Mr. Murphy responded no.

3. Commission

Ms. Shiverick stated that the Preservation Foundation had an idea of creating a design guideline for the island. She stated that the Foundation was willing to pay for an in-depth study of each neighborhood to assist in the creation of these guidelines. She stated these design guidelines would be provided to the ARCOM and LPC members as well as design professionals.

Mr. Murphy explained why the historic districts were not affected. Ms. Grace thought the Sea Street districts should be revisited or placing the entire island in a historic district as suggested by Mr. Sammons.

Mr. Murphy continued to answer questions relating to which landmark properties would be affected by the new bill, the bill's effect on the historically significant building program, and the conservation districts.

Mr. Murphy was excited to hear about the Preservation Foundation's efforts on the design guidelines. He recommended setting up an appointment with the consultant for Code Review to allow them to collaborate.

A discussion ensued about the benefits of design guidelines.

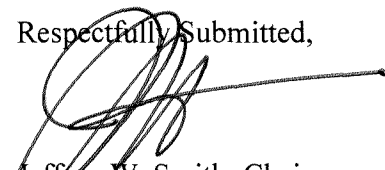
X. **NEXT MEETING DATE:** Wednesday, September 28, 2022

XI. **ADJOURNMENT**

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to adjourn the meeting at 4:18 p.m. The meeting was adjourned without the benefit of a roll call.

The next meeting will be held on Wednesday, September 28, 2022 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,



Jeffrey W. Smith, Chairman
ARCHITECTURAL COMMISSION

kmc

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

LAST NAME—FIRST NAME—MIDDLE NAME Karakul, Kenn		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Commission	
MAILING ADDRESS 164 Seminole Ave.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED August 24, 2022		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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:

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, Kenn Karakul, hereby disclose that on August 24, 20 22:

(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:

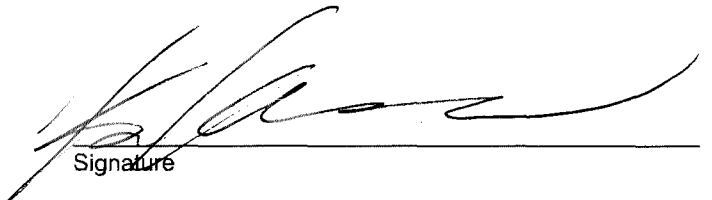
ARC-22-144 (20N-22-103)
164 Seminole Avenue
combo project

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

8/24/22

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.

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Sammons Richard</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Review Commission</i>	
MAILING ADDRESS <i>455 Worth Ave</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>August 24, 2022</i>		NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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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, Richard Sammons, hereby disclose that on August 24, 2022:

(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 Wilson 150 Worth LLC, 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:

ARC-22-119

150 Worth Ave

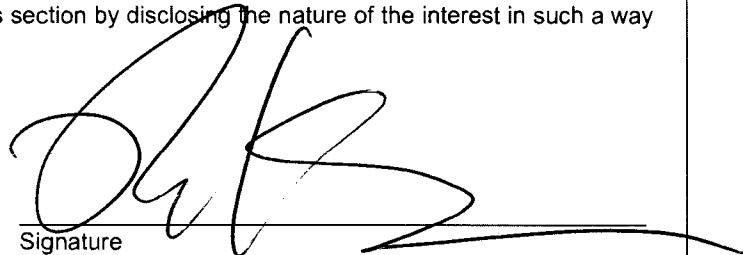
Minor Project

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

8/24/22

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.

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Sammons, Richard</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Review Commission</i>	
MAILING ADDRESS <i>455 Worth Ave</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>August 24, 2022</i>		NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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:

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, Richard Sammons, hereby disclose that on August 24, 20 22:

(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:

ARC-22-169 Major Project
625 Crest Rd.
I Designed the house and
cannot be impartial

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

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.

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Sammons, Richard</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Review Commission</i>	
MAILING ADDRESS <i>455 Worth Ave</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>August 24, 2022</i>		NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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.

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* * * * *

ELECTED OFFICERS:

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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:

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(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 Jane Holzer, 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:

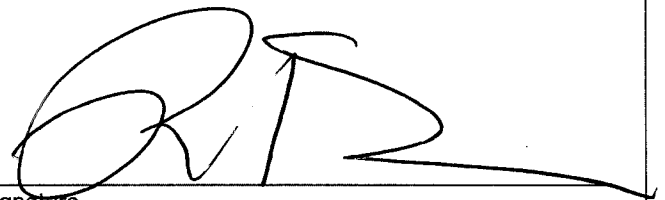
ARC-22-136 (ZON-22-10) Major Project
900 S. Ocean Blvd.
combo project

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

8/24/22

Signature



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