

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 24, 2021

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

Mr. Small called the meeting to order at 9:00 a.m. All members participated via Zoom Webinar due to the COVID-19 situation.

II. ROLL CALL

Michael B. Small, Chairman	PRESENT
Robert N. Garrison, Vice Chairman	PRESENT
Alexander C. Ives, Member	PRESENT (Arrived at 9:04 a.m.)
Maisie Grace, Member	PRESENT
John David Corey, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Jeffrey Smith, Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT (Arrived at 9:10 a.m.)
Dan Floersheimer, Alternate Member	PRESENT
Edward A. Cooney, Alternate Member	PRESENT

Staff Members present were:

Wayne Bergman, Director of Planning, Zoning and Building
James G. Murphy, Assistant Director of Planning, Zoning and Building
Paul Castro, Zoning Manager
Laura Groves van Onna, Historic Preservation Planner
Kelly Churney, Secretary to the Architectural Review Commission
John Randolph, Town Attorney

III. PLEDGE OF ALLEGIANCE

Chairman Small led the Pledge of Allegiance.

IV. **RULES OF ORDER AND PROCEDURE**

Mr. Small thanked the Town Council for allowing the Commission to meet virtually. He thanked staff for their participation in setting up the virtual meeting.

Mr. Small acknowledged, thanked and offered best wishes to Mr. Garrison as his second and final term was ending. He thanked Mr. Garrison for his outstanding contributions and service to the Town.

Mr. Small acknowledged the end of the first term for Messrs. Smith and Corey. Mr. Small was thankful that both members were eligible for reappointment.

Mr. Small wished Mr. Cooney best wishes on his upcoming election to the Town Council.

Mr. Small reviewed the administrative procedures for the meeting.

Mr. Small stated that the topic of demolition had been deferred to the March 3, 2021 Town Council agenda.

V. **APPROVAL OF THE MINUTES FROM THE JANUARY 27, 2021 MEETING**
Motion made by Mr. Garrison and seconded by Ms. Grace to approve the minutes from the January 27, 2021 meeting. Motion carried unanimously.

VI. **APPROVAL OF THE AGENDA**

Mr. Small announced the following changes to the agenda:

Deferral of B-074-2019, 125 Worth Avenue to the March 24, 2021 meeting
Deferral of B-073-2020, 1015 S. Ocean Blvd. to the March 24, 2021 meeting
Deferral of B-076-2020, 60/70 Blossom Way to the March 24, 2021 meeting
Withdrawal of A-040-2020, 130 Sunrise Ave., PH 1 from the agenda
Deferral of A-048-2020, 230 Atlantic Ave. to the March 24, 2021 meeting
Deferral of A-003-2021, 113 Atlantic Ave. to the March 24, 2021 meeting
Deferral of A-016-2021, 3140 S. Ocean Blvd. to the March 24, 2021 meeting
Deferral of A-020-2021, 150 Worth Ave. to the March 24, 2021 meeting

Motion made by Mr. Corey and seconded by Mr. Garrison to approve the agenda as amended. Motion carried unanimously.

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **A-002-2021 Modifications**

Address: 1338 N. Lake Way

Applicant: Sailfish Club of Florida Inc.

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Replace fixed windows on west façade of building with Nana doors. Replace existing wood frame windows with stained wood doors and sidelight to match existing at Porch room.

2. A-015-2021 Shutters
Address: 209 Seminole Ave.
Applicant: Helen Barberian
Professional: Lifetime Exteriors
Project Description: Install one Colonial shutter on front and install nine accordion shutters, side and rear of home.
3. A-017-2021 Addition
Address: 212 Cherry Ln.
Applicant: Richard McCready
Professional: Michael Perry/MP Design & Architecture
Project Description: 225 sq. ft. one-story, one bedroom addition at the southwest corner, not visible from street.
4. A-019-2021 Landscape/Hardscape
Address: 288 Sandpiper Dr.
Applicant: Kelly M. Williams
Professional: John Lang/Lang Design Group
Project Description: Minor renovation to existing hardscape, landscape, and lighting. Move existing generator out of front setback, replace existing driveway brick pavers with old reclaimed brick, add retaining wall along N. Lake Way, replace ficus hedges with like size hedges, and refinish existing pool deck.
5. A-022-2021 Modifications
Address: 320 S. Lake Dr. (A.K.A. 500 Australian Ave.)
Applicant: Town of Palm Beach
Professional: Gordon Thomson/Baird
Project Description: ARCOM previously approved (3/27/2019) the architecture and plans for three buildings associated with the reconstruction of the Town of Palm Beach Marina (ARCOM No. B-008-2019). We are requesting a minor modification to the doors. The Town is planning to install a credentialing system for door access at the rehabilitated marina. This will allow the Town to more easily facilitate and limit access to various sections of the marina and the associated buildings. However, the initially specified CGI doors cannot accommodate the credentialing system hardware. The Town has identified a suitable substitute, Enviralum's Env-350. Muntins can be attached to these doors to provide the same appearance as the previously approved doors for the offices. However, Enviralum does not provide a solid, two-panel door as previously proposed for the bathrooms. (Note that the previous CGI doors were going to have muntins attached to provide the two-panel appearance.) Instead, we are proposing to switch to a door with frosted glass and a dark brown tint for the bathrooms and storage rooms. All of the door and window frames will have the same manufacturer's standard anodized dark bronze color, per the previously approved design.

This item was pulled from the consent agenda and is not included in the approval of the consent agenda.

Motion made by Mr. Smith and seconded by Ms. Shiverick to approve the consent agenda as amended, with the removal of A-022-2021, 320 S. Lake Drive. Motion carried unanimously.

B. ITEMS PULLED FROM CONSENT AGENDA

1. A-022-2021 Modifications

Address: 320 S. Lake Dr. (A.K.A. 500 Australian Ave.)

Applicant: Town of Palm Beach

Professional: Gordon Thomson/Baird

Project Description: ARCOM previously approved (3/27/2019) the architecture and plans for three buildings associated with the reconstruction of the Town of Palm Beach Marina (ARCOM No. B-008-2019). We are requesting a minor modification to the doors. The Town is planning to install a credentialing system for door access at the rehabilitated marina. This will allow the Town to more easily facilitate and limit access to various sections of the marina and the associated buildings. However, the initially specified CGI doors cannot accommodate the credentialing system hardware. The Town has identified a suitable substitute, Enviralum's Env-350. Muntins can be attached to these doors to provide the same appearance as the previously approved doors for the offices. However, Enviralum does not provide a solid, two-panel door as previously proposed for the bathrooms. (Note that the previous CGI doors were going to have muntins attached to provide the two-panel appearance.) Instead, we are proposing to switch to a door with frosted glass and a dark brown tint for the bathrooms and storage rooms. All of the door and window frames will have the same manufacturer's standard anodized dark bronze color, per the previously approved design.

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

Mr. Thomson presented an overview of the modifications proposed for the project.

Rick Gonzalez, REG Architects, provided further information about the new doors proposed for the three marina buildings.

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Messrs. Garrison and Ives were supportive of the project but questioned why a solid door could not be used.

Ms. Grace wondered if the bathroom doors needed to be part of the new locking system. She also inquired if the main doors, for each building, could be relocated

to the water side because she did not find the frosted glass visually pleasing. Messrs. Brazil, Thomson and Gonzalez responded and explained the reason for the proposed doors and the front door locations.

Mr. Corey thought the material choice was not ideal. He inquired about the muntins proposed for the doors. Mr. Gonzalez responded. Mr. Corey understood the door choice but thought the material was unfortunate.

Ms. Shiverick was not in favor of attaching muntins to the doors. Mr. Gonzalez responded. Ms. Shiverick expressed concern for the proposed frosted glass. Mr. Thomson stated that a sample was provided to the Town and could be made available to the Commissioners.

Mr. Smith inquired if it was possible for a piece of sheet metal to be added to the outside of the glass, painted the same color as the door. Mr. Gonzalez stated he could look into the suggestion. Mr. Thomson stated he would research the idea with the manufacturer.

Mr. Small suggested deferring the item to the end of the agenda to allow Messrs. Gonzales and Thomson to research the suggestion.

Ms. Catlin suggested using an auto paint on the sheet metal.

Mr. Corey suggested matching both window and door colors to use the same bronze color. Mr. Gonzalez stated that a mock up would be obtained for both the window and door before proceeding.

Motion made by Mr. Smith and seconded by Mr. Corey to defer the project to the end of the agenda to allow the professionals to research the potential change to the doors. Motion carried unanimously.

Please note: The meeting returned to this item after the break at 10:45 a.m.

Mr. Brazil stated that that after some research, the professionals had an update.

Mr. Thomson stated that he determined that sheet metal could be attached to the glass and they would ensure that the doors and windows would match in color.

Motion made by Mr. Smith and seconded by Mr. Corey to approve the project as presented with the sheet metal attached to the glass on the proposed doors. Motion carried unanimously.

C. DEMOLITIONS AND TIME EXTENSIONS
NONE

D. MAJOR PROJECTS – OLD BUSINESS

1. B-074-2019 Additions & Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 125 Worth Avenue

Applicant: 125 Worth Partners LLC

Professional: Jose Luis Gonzalez Perotti/Portuondo Perotti Architects

Project Description: The project consists of the façade renovation and addition to an existing four-story 1970's building. The fourth-floor structure will be removed and replaced with four new luxury residential apartments, and trellis gardens. The façade will be renovated with new architectural screens, white brick veneer and exposed concrete accents that will enhance the aesthetic of the building for its users and pedestrians alike. The addition component consists of a new one-story commercial structure with a roof top trellised courtyard and a two-story elevator tower.

ZONING INFORMATION: A request for Site Plan Review modification approval for revitalization, renovation and expansion of the 45-year-old nonconforming commercial building located at 125 Worth Avenue in the C-WA zoning district. The building will be completely renovated architecturally using design themes found in the Worth Avenue Design Guidelines. In addition, a two-story addition is being proposed on the east end of the property. To make this project financially feasible, the owners are requesting to demolish and rebuild the existing fourth story and expand its footprint to add four residential units. In addition to the Site Plan Review proposed modifications, the applicant is requesting the following Special Exceptions and Variances required to complete the project: 1. Per Section 134-1163(8)b., a special exception for a two-story and fourth-story addition. The existing building is four stories but it is being expanded. 2. Per Section 134-2182(b), a special exception for on-site shared parking, subject to a professional shared parking analysis. 3. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the height from 53 feet in lieu of the 49 feet 2 inches existing and the 25-foot maximum allowed by code. 4. Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the overall building height to 63 feet 4 inches in lieu of the 53 feet 8 inches existing and the 35-foot maximum allowed by current code. 5. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the existing air-conditioned floor area of the fourth story to 13,212.9 square-feet from 3,448.75 square-feet existing. An open fourth story trellis of 5,433 square-feet is also proposed in this application and included in the calculation of lot coverage, below. There is an existing exterior fourth floor covered area of approximately 3,290 square-feet in addition to the existing air-conditioned floor area on the fourth story of the building. 6. Per Section 134-1163(5), variance to allow a minimum front yard setback of 1-foot 1 inch for portions of the building in lieu of the 5 feet existing and the 5 feet minimum required on the private property. The sidewalk is required to be a minimum of 10 feet wide and this proposal is a minimum of 8 feet 2 inches in the area where the sidewalk is only 1 foot 1 inch wide on private property. 7. Per Section 134-1163(9)b., variance for lot coverage of 71% on the first floor in lieu of the 57% existing and the 35% maximum allowable. 8. Per Section 134-1163(9)b., variance for lot coverage of 66% on the second floor in lieu of the 57% existing and the 35% maximum allowed for second story. 9. Per Section 134-1163(9)b., variance for lot coverage of 54% on the fourth floor in lieu of the 20% existing and the 35% maximum allowable by code.

Project history:

December 2020 – Deferred to February 26, 2020 at request of applicant.

February 2020 – Deferred to March 25, 2020 at request of attorney & (neighbors).

March 2020 – Deferred to April 29, 2020 due to COVID-19

April 2020 – Deferred to May 27, 2020 due to COVID-19

May 2020 – Deferred to June 24, 2020 at request of attorney (neighbors request).
June 2020 – Deferred to July 29, 2020 at request of attorney (neighbors request).
July 2020 – Deferred to November 20, 2020 at request of attorney.
November 2020 – Deferred to December 18, 2020 at recommendation of staff.
December 2020 – Deferred to the February 24, 2021 meeting by Commission.

Please note: This project was deferred to the March 24, 2021 meeting at the Approval of the Agenda, Item VI.

2. B-063-2020 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - DONE
10/28

Address: 160 Royal Palm Way

Applicant: LR Palm House LLC (Maura Ziska)

Professional: Michael Sean McLendon/Cooper Carry

Project Description: The existing Palm House hotel is located at 160 Royal Palm Way. It is currently vacant and construction is partially completed. The structure is three stories with a partially enclosed basement containing parking and back-of-house functions. The proposed new work for the hotel includes completion and conversion of guest rooms for a total of 79 keys. A new pool deck will be constructed adjacent to the existing Function Room. Other exterior improvements will include re-painting, new exterior floor finishes, trellises and a covered walkway leading to the existing Function Room. Fenestration requiring replacement will be replaced with similar windows and doors.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting in accordance with the comments of the Commissioners, which included concern for the gazebo-typed dome structure in the courtyard, the structure for existing the lobby on the interior south elevation, the curtains on the front of the structure, the crowding of elements in the courtyard, the trash location needed resolution, and improvements needed in the porte cochère element. A motion carried at the October meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second meeting carried to approve the project as presented with the caveat that the landscape, service gate and paint colors would return to the November 20, 2020 meeting in accordance with the comments from the Commissioners. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney. A motion carried at the December meeting to approve the project as presented with the condition that the service gate is reduced from 7 feet to 6 feet in height, the doors in the banquet kitchen are changed from two doors to a single door and the colors for the doors, windows and railings will return to the Commission at the January 27, 2021 meeting. A motion carried at the January meeting to approve the project with the condition that the vehicular gate would be restudied and would return to the February 24, 2021 meeting.

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

Maura Ziska, attorney for the applicant, provided an overview of the one open item, the vehicular gate, remaining on the project.

Mr. Small confirmed that the applicant was seeking was to receive an approval of the project as previously presented. Ms. Ziska provided confirmation and stated the approval would state as previously presented without the vehicular gate.

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

Mr. Small called for staff comment. Mr. Castro provided staff comments.

Mr. Garrison stated he agreed with Mr. Castro.

Ms. Grace inquired about the view to the back of the building and wondered if a green area could be added so that anyone passing by would see greenery. Mr. McLendon provided an explanation of the area and explained why that would not be a possibility.

Mr. Corey wondered if the entrance could be softened by a few ornamental trees. Mr. McLendon responded and agreed to restudy the possibility. A short discussion ensued on the topic.

Ms. Shiverick suggested a trellis or an espalier on all of the walls rather than the previously proposed vehicular gate. Mark Banfield stated he would speak to the landscape architect on the suggestion.

Mr. Smith thought the gate was important and suggested the possibility of allowing them to return to the Commission prior to receiving a CO.

Ms. Catlin stated she was never in favor of a gate and agreed with Ms. Shiverick's suggestion of an espalier, especially on the south wall.

Mr. Floersheimer agreed with Ms. Catlin and Shiverick's suggestion for the south wall. Mr. Floersheimer inquired about the gate on the northwest corner. Mr. McLendon stated that those gates were still proposed for the area.

Ms. Grace was in agreement with the espalier on the south wall. She also added that while this area was commercial, it was also a residential area. She suggested using something other than asphalt for the driveway to help soften the area.

Mr. Castro provided further staff comments regarding the south wall.

Ms. Catlin suggested adding a vine over the top of the wall, originating from the south side of the wall.

Ms. Ziska indicated that a deferral would hold up the project as they needed a full approval.

Ms. Shiverick agreed with Ms. Grace's suggestion to change the driveway material.

Motion made by Mr. Corey and seconded by Ms. Grace to defer the project for one month, to the March 24, 2021 meeting, to restudy softening the service entrance. Motion carried unanimously.

3. B-069-2020 New Construction

Address: 301 Indian Rd.

Applicant: 225 Trust White Oak LLC TR (Michael Merriman)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a new two-story residence, hardscape and landscape.

Motion carried at the January meeting to defer the project to the February 24, 2021 meeting.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Janssen agreed to the easement.

Mr. Janssen presented the architectural plans proposed for the new residence.

Steve West, Parker-Yannette Design Group, Inc., presented the landscape and hardscape plans proposed for the new residence.

Mr. Small inquired about the material for the rear patio. Mr. West stated the material would be coral stone.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Garrison thought the home would fit into the neighborhood nicely and supported the project.

Mr. Ives thought the house would fit into the neighborhood. He wished the design had a bit more lightness but supported the project.

Ms. Grace thought the home was attractive. She questioned the likeness of the colors and architecture with respect to the main house and speculated if it was too similar. She also questioned if the home was too heavy in its design. Ms. Grace thought the main home had more whimsy and charm.

Mr. Corey thought the home worked well in the setting and thought the landscaping was nice. He thought the home was a bit too tall. He questioned the sliding doors on the rear of the home along with the middle window. Mr. Corey thought the middle window could be dressed up.

Ms. Shiverick questioned the future use of the home. Mr. Janssen responded. Ms. Shiverick agreed with the comments of Mr. Corey on the sliding doors. She inquired about the material for the main windows. Mr. Janssen responded.

Ms. Catlin appreciated the intent. She did not have a problem with the similarity between the two homes but questioned the massing on the right side of the south façade. She also agreed with Mr. Corey's assessment of the rear of the home.

Mr. Floersheimer inquired about the future opening between the two properties. Mr. Janssen responded. Mr. Floersheimer inquired about the native landscaping. He agreed with Ms. Grace and thought the home could have a bit more whimsy.

Mr. Cooney thought the home may be too similar to the home next door, especially since the two homes were separate entities.

Mr. Small thought the house was in harmony with the neighborhood. He also agreed with Mr. Corey's comments on the fenestration on the rear façade, particularly the large, middle window.

Ms. Shiverick expressed concern about violating the Code in that the two homes were very similar. Ms. Catlin agreed. Mr. Janssen responded.

Mr. Janssen responded and addressed many of the comments of the Commissioners.

Mr. Smith did not object to the similarity of the two homes.

Ms. Grace expressed concern that the homes were excessively similar and suggested that the homes be joined.

Motion made by Ms. Shiverick and seconded by Mr. Corey to defer the project to the March 24, 2021 meeting with a restudy of the heaviness on the eastern front of the home, the fenestration on the rear of the home and to return with a plan for integration for the proposed home and the home at 225

Indian Rd. Motion failed 2-5, with Messrs. Ives, Garrison, Smith, Small and Ms. Grace opposed.

A second motion was made by Mr. Corey to approve the project as presented with the deferral of the fenestration on the north side of the home. The motion failed for a lack of a second.

Motion made by Mr. Garrison and seconded by Mr. Smith that the project at 301 Indian Rd. has met the criteria for approval listed in Sec. 18-205 of the Town's Code of Ordinances and to approve the project as presented.

Mr. Cooney requested to hear from the Town Attorney on the Code as he expressed concern for the similarity of the two homes without a unity of title. Messrs. Smith and Garrison both stated that they believed the homes were not excessively similar.

Motion carried 4-3, with Mses. Grace, Shiverick and Mr. Corey opposed. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Please note: There was a short break taken at 10:34 a.m. The meeting resumed at 10:45 a.m. At this time, the Commission returned to the project A-022-2021, 320 S. Lake Drive.

4. B-073-2020 Demolition/New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 1015 S. Ocean Blvd.
Applicant: 1015 South Ocean Boulevard LLC (Maura Ziska)
Professional: Harold Smith/Smith and Moore Architects
Project Description: New two-story residence with pool, hardscape and landscape.

A motion carried at the December meeting to defer the project to the January 27, 2021 at staff's request.

ZONING INFORMATION: 1) Section 134-840: Special Exception with Site Plan Review to allow the construction of an 11,031 square foot two-story residence on a non-conforming lot that is 97.97 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District.
2) Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 16 feet 7.5 inches in lieu of the 35 foot minimum required in the R-A Zoning District.
3) Section 134-843(a)(9): A request for a variance to allow the proposed residence to have a rear setback of 2 feet 7 inches in lieu of the 15 foot minimum required in the R-A Zoning District.
4) Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 133.74 degrees in lieu of the 120 degrees maximum allowed in the R-A Zoning District.
5) Section 134-843(a)(7): A request for a variance to have a building height plane setback ranging as close to the front property line as 16.8 feet (one story element) to 29.25 feet (two-story element) in lieu of the minimum 35 foot (one story element) to 47.6 foot (two-story element) required by Code in the R-A Zoning District.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting for a restudy of the project in accordance with the comments of the Commissioners.

Please note: This project was deferred to the March 24, 2021 meeting at the Approval of the Agenda, Item VI.

5. B-076-2020 New Construction

Address: 60/70 Blossom Way

Applicant: Providencia Partners, LLC (Maura Ziska)

Professional: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: New two-story residence. New Hardscape, landscape and pool.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting at the request of staff.

Please note: This project was deferred to the March 24, 2021 meeting at the Approval of the Agenda, Item VI.

6. B-083-2020 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION, SITE PLAN REVIEW AND VARIANCE(S)

Address: 310 Mediterranean Ave.

Applicant: 310 Mediterranean Rd, LLC (John Shaw, Manager)

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Partial demolition and new construction of island style single family home. Additional 1,660 sq. ft. for a grand total of 9,980 sq. ft. Final landscape and hardscape included.

A motion carried at the December meeting to defer the project to the January 27, 2021 meeting to address the comments of the Commissioners, particularly relating to scale, massing and hardscape and how they related to the variances. A motion carried at the January meeting to defer the project to the February 24, 2021 meeting for a restudy of the project in accordance with the comments of the Commissioners, which related to the lack of cohesiveness for the project, the amount of hardscape on the rear of the property, the front entrance design and roof color.

ZONING INFORMATION: Sections 134, 229, 134-329, and 134-843(b): Special Exception and Site Plan Review to allow the renovation of a two-story, single family house, including raising the existing house to 7.0 NAVD and demolishing more than 50% of the house by cubic square footage, on a non-conforming lot, comprised of a portion of platted lots, which is 113.5 feet in depth in lieu of the 150-foot depth required in the R-A Zoning District. In connection with the renovation, the following variances are being requested: 1. Section 134-843(a)(5): Request for redevelopment of a single-family home with a front yard setback of 26.0 feet in lieu of the 35-foot minimum required in R-A Zoning District. 2. Section 134-1757: Request for installation of a swimming pool with a

rear setback of 4.0 feet in lieu of the 10-foot minimum requirement. 3. Section 134-843(a)(7): Request for redevelopment of the house with a building height plane setback ranging from 26.0 to 32.35 feet in lieu of the range of 30.5 to 43.0 feet minimum required in R-A Zoning District.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Segraves stated that the area had already been undergrounded.

Mr. Segraves presented a short video of the home. Mr. Segraves presented the architectural modifications proposed for the existing home.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications proposed for the existing home.

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

Mr. Small called for staff comment. Ms. Van Onna and Mr. Castro provided staff comments.

Mr. Segraves addressed Mr. Castro's comments regarding the back dock and the reason the pool was moved away from the home.

Mr. Klein, attorney for the applicant, stated he could address the variances and addressed the issue of the dock raised by Mr. Castro.

Mr. Garrison thought the new changes were a big improvement from when the project started.

Mr. Ives agreed with Mr. Garrison.

Ms. Grace thought the project progressed since the first presentation. She stated she preferred white windows and thought some of the windows still needed to be reduced in size. She thought the patio looked better, however she suggested it could still be reduced on the northwest side.

Mr. Corey inquired about the variances and asked for clarification. Messrs. Segraves and Klein responded. He was supportive of the white concrete roof. He thought the paving was still severe and questioned the location of the pool in relationship to the wall. He also questioned the size of the dock.

Ms. Shiverick agreed with Messrs. Garrison and Ives. She thought the improvements were nice and added she would support the project.

Ms. Catlin agreed with Ms. Shiverick.

Mr. Floersheimer stated he was still concerned with the amount of paving in the rear and the size of the deck.

Mr. Small stated the additional door on the front façade of the home was still a distraction for him.

Motion made by Mr. Garrison and seconded by Ms. Shiverick that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried 6-1, with Mr. Corey opposed.

A second motion made by Mr. Garrison and seconded by Mr. Smith that the project at 310 Mediterranean Ave. has met the criteria for approval listed in Sec. 18-205 of the Town's Code of Ordinances and to approve the project as presented with the caveat that the roof will be white in color. Motion carried 5-2, with Mr. Corey and Ms. Grace opposed. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

7. B-004-2021 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 1464 N. Ocean Blvd.

Applicant: MJ and Evan Castelo

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New construction of 4,140 sq. ft. two-story, single family, Monterey style home. Final landscape and hardscape to be included.

ZONING INFORMATION: Section 134-893: Site Plan Review to allow the construction of a 4,140 square foot two-story, single family residence on a non-conforming platted lot which is 9,770 in area in lieu of the 10,000 square foot minimum required in the R-B Zoning District and 90 feet in width in lieu of the 100 foot minimum width required In the R-B Zoning District.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting to restudy the two curb cuts, the front fenestration, the colors of the home and to confirm the landscaping plan.

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

Mr. Segraves presented the architectural modifications proposed for the new home.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Segraves agreed to the easement.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications proposed for the new home.

Mr. Small called for public comment.

Javier Cabrera and Maria Drelich, 215 Onondaga Avenue, expressed concern with the Arica Palm in the front of the property and the front retaining wall. Mr. Mizell responded.

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Garrison was in favor of the changes and did not have a preference for the door color. Mr. Ives agreed.

Ms. Grace was in favor of reducing the curb cuts. She preferred side lights on either side of the front door and was in favor of the painted door to match the shutters rather than the Mahogany door choice.

Mr. Corey was in favor of the changes and thought the house was sited nicely. He stated he could support the project.

Ms. Shiverick thought the changes made were in the right direction. She thought the bay window appeared a bit flat and thought it should be bowed out a bit more. She preferred the painted door and also liked the grass platforms near the front door. She wondered if the curb cut should be back at the garage rather than the proposed curb cut as she believed it would be more functional.

Mr. Floersheimer questioned a piece of landscaping proposed. He was in favor of the proposed curb cut.

Mr. Small was in favor of the single curb cut.

Motion made by Mr. Corey and seconded by Mr. Smith that the project at 1464 N. Ocean Blvd. has met the criteria for approval listed in Sec. 18-205 of the Town's Code of Ordinances and to approve the project as presented. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-003-2021 Additions/Modifications

Address: 111 El Brillo Way

Applicant: 111 El Brillo, LLC (Andrew Unanue, Manager)

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Additions and alterations to an existing two story residence and guest house. Replacement of existing pool, hardscape and landscape.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Smith agreed to the easement.

Mr. Smith presented the architectural modifications proposed to the existing home.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Garrison was supportive of the changes but questioned the status of the border hedge during the construction. Mr. Lang responded.

Mr. Ives agreed with Mr. Garrison.

Ms. Grace thought the original home design was nice. She suggested pruning and keeping the existing Sea Grape trees. She was also thought the original front door was more in keeping with the style of home than what was proposed. She was in favor of the changes to the upper windows and single columns in the rear. She questioned the amount of loggia proposed as well as the second story on the guest house. She recommended reducing the guest house. She thought the rear landscaping appeared busy. Mr. Lang responded and explained the design. Mr. Smith stated he would be happy to keep the existing front door if it was the wish of the Commission. A short discussion ensued.

Mr. Corey was thankful for the Sea Grapes that would remain. He stated he could not support the project due to several items. He expressed concern for the front door design proposed, the large additions, the roof design, the guest house, the mass of the home and the rear formal landscaping proposed.

Ms. Shiverick agreed with Ms. Grace and Mr. Corey. Ms. Shiverick was in favor of the previously proposed front door. She liked Mr. Corey's suggestion of a barrel tile roof. She thought the rear landscaping was too busy and added she would be happy to see the Sea Grapes to remain. She thought a restudy was needed on the guest house design.

Mr. Smith was not in favor of the proposed front door. He also was not in favor of changing the windows in the living and dining room area. He thought the master terrace should not be covered. He believed the addition over garage should be subservient to the main home and added the second floor on the guest house was

too big. Finally, he thought the landscaping in the rear of the home was overdone and should be simpler.

Mr. Floersheimer thought the home was massive and needed to be reduced.

Mr. Small agreed with many of the previous comments. He added that the rear of the home needed to be toned down. He recommended a deferral for restudy.

Motion made by Mr. Smith and seconded by Ms. Shiverick to defer the project to the March 24, 2021 meeting, in accordance with the comments from the Commission members. Motion carried unanimously.

Please note: A lunch break was taken at 12:31 p.m. The meeting resumed at 1:01 p.m.

2. B-008-2021 Gates

Address: 114 Seaspray Avenue

Applicant: Jane and Basil Vasiliou

Professional: Mario Nievera/Nievera Williams Design

Project Description: New driveway gate and pedestrian gates.

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

Please note: Jeffrey Smith declared a conflict of interest with the project. Ms. Catlin voted in his absence.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Williams agreed to the easement.

Keith Williams, Nievera Williams Design, presented the proposed gates for the existing home.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Garrison did not see an issue for a gate set into the property.

Ms. Grace thought the gate could be set back further and thought the gate proposed was not in keeping with the neighborhood. She suggested adding some charm to the gate.

Mr. Corey thought the placement of the gate was appropriate. He questioned the width of the piers compared to the previous piers. Mr. Williams responded. Mr. Corey stated he could support the gate but thought the gate could be warmed up by using Cypress material.

Ms. Shiverick thought a wood gate would be nice. Mr. Williams responded. Ms. Shiverick stated she could support all of the gates if they were changed to Cypress.

Ms. Catlin was supportive of the placement of the gate but thought they were a bit heavy feeling. She also supported using Cypress for the gate material.

Mr. Floersheimer agreed with Ms. Catlin. He thought there should be more spacing between the slats, while also using Cypress. Mr. Williams responded and explained the need for a more solid gate.

Mr. Cooney was supportive of the positioning of the gate but requested a different material.

Mr. Small agreed with all of the other members and suggested possibly using a lighter color for the gate.

Ms. Catlin did not believe a wood gate should be used next to the generator.

Motion made by Mr. Corey and seconded by Ms. Catlin to approve the project as presented with the condition that all gates, except for the generator gate, are changed to wood and in a lighter tone. Motion carried 6-1, with Ms. Grace opposed. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

3. B-009-2021 Modifications

Address: 210 Fairview Rd.

Applicant: Aaron Ford

Professional: Keith Williams/Nievera Williams Design

Project Description: Driveway layout and material change; addition of front site wall and general landscape layout changes

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Williams did not agree to the easement.

Mr. Small asked for clarification on the site wall in the front of the property. Mr. Williams responded.

Mr. Williams presented the landscape and hardscape modifications proposed for the existing residence.

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Ms. Grace asked for further clarification on the proposed site walls and of their height. Mr. Williams responded. Ms. Grace inquired about the existing and proposed greenspace. Mr. Williams responded. Ms. Grace inquired if the site walls could be lowered to match others on the street. Mr. Williams responded.

Mr. Corey thought the design was a vast improvement over the existing conditions. Ms. Shiverick agreed and thought it provided more importance to the home.

Ms. Catlin agreed and thought this was a huge improvement. She advocated for the easement.

Many of the Commissioners were supportive of the project.

Motion made by Mr. Garrison and seconded by Mr. Corey that the project at 210 Fairview Road has met the criteria for approval listed in Sec. 18-205 of the Town's Code of Ordinances and to approve the project as presented. Motion carried unanimously.

4. B-010-2021 Modifications

Address: 1021 N. Ocean Blvd.

Applicant: 21 Palms LLC (Robert C. Sorgini, Manager)

Professional: Mario Nievera/Nievera Williams Design

Project Description: New entrance drive and relocated gate; proposed spa at rear terrace. Proposed landscaping and plant materials.

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

Please note: Jeffrey Smith declared a conflict of interest with the project. Ms. Catlin voted in his absence.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Nievera agreed to the easement.

Mr. Nievera presented the landscape and hardscape modifications proposed for the existing residence.

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

Mr. Small called for staff comment. Mr. Castro provided staff comments.

Mr. Nievera responded to staff comments.

Ms. Grace confirmed that the gates would match the existing gate. Mr. Nievera showed a drawing of the proposed gate. Ms. Grace inquired about the amount of native plantings proposed. Mr. Nievera responded.

Mr. Corey was in favor of the proposed changes.

Ms. Shiverick inquired about the materials proposed for the spa. Mr. Nievera responded. Ms. Shiverick was supportive of the project.

Motion made by Mr. Corey and seconded by Ms. Shiverick that the project at 1021 N. Ocean Blvd. has met the criteria for approval listed in Sec. 18-205 of the Town's Code of Ordinances and to approve the project as presented. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

5. B-011-2021 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 218 Everglade Ave.

Applicant: Mr. & Mrs. Justin Besikof

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing two story home. New 3,700 sq. ft. two-story Mediterranean proposed. Final landscape and hardscape included.

ZONING INFORMATION: Section 134-948(1) & (2): A request for a variance to construct a new 3,700 square foot, two story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required and a lot area of 5,902 sq. ft. in lieu of the 10,000 sq. ft. minimum required. Section 134-948(6): Request for a variance to have an 8 foot east side yard setback in lieu of the 10 foot minimum required. Section 134-1757: Request for a variance to construct a swimming pool (11' by 27') along the south of the property that would have a 7.5 foot rear yard setback in lieu of the 10 foot minimum setback required. Section 134-948(9): Request for a variance for lot coverage to be 34.92% in lieu of the 30% maximum allowed.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Clavijo and Ms. Ziska agreed to the easement.

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

Mr. Small inquired if the home was on a list to be landmarked. Daniel Clavijo, SKA Architect + Planner, stated it was not.

Mr. Clavijo presented the proposed demolition of the existing home.

Steve West, Parker-Yannette Design Group Inc., presented the landscape and hardscape plans proposed for the demolition of the existing home.

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Mr. Garrison requested protection for the neighbors if the hedge was removed during demolition and construction. Mr. West responded. A short discussion ensued.

Ms. Shiverick inquired if any old tiles around the pool were worth salvaging. Mr. Clavijo responded.

Mr. Smith inquired if they could salvage the cornice around the French doors on the front façade behind the balcony. Mr. Clavijo responded.

Ms. Catlin also advocated for a good screening material to be used on the tight lot.

Mr. Floersheimer expressed concern for the amount construction parking.

Motion made by Mr. Corey and seconded by Mr. Garrison that the proposed demolition at 218 Everglade Avenue has met the conditions listed in Sec. 18-206 of the Town's code of ordinances and to approve the request as presented with the following caveats: proper screening of the property is to occur prior to the site wall removal, sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Mr. Clavijo presented the architectural plans proposed for the new residence.

Mr. West presented the landscape and hardscape plans proposed for the new residence.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Garrison thought the project was nice and supported the project.

Mr. Ives thought the design was a bit static on the front façade and wondered if the windows were too simple. He thought the front façade needed some character. He questioned the front entrance design but thought most of the project was good.

Ms. Grace thought that overall, the house would be an improvement to the street. She questioned the front entrance design and thought it was a bit awkward. She also questioned the second story window design on the north elevation. Ms. Grace thought the panes in the doors on the corner of the east elevation were too square. She questioned if the height of the home could be slightly reduced.

Mr. Corey thought that many of the new homes on the street lacked the romance of the ARCOM ordinance. He thought the proposed could be more charming. He thought the windows were a bit cold and the garage door material could be restudied. He questioned the variance requested for the front door setback as well as the variance for the pool. He suggested lightening up the double doors on the rear of the home.

Ms. Shiverick thought some of the elements on the previous home could be placed on the new home. She also recommended using the existing cornice piece on the new home to add some charm. She agreed with Mr. Corey on the windows and thought they needed a restudy. She was in favor of the mixed barrel tile roof.

Mr. Smith thought the cornice piece on the front should be used with the front entrance.

Ms. Catlin was in favor of Mr. Corey's suggestion for the front entrance design as well as using the cornice over the front door.

Mr. Floersheimer agreed with many of Mr. Corey's suggestions.

Mr. Small agreed with many of his fellow Commissioners. Mr. Small recommended restudying the windows in the garage doors and looking at eliminating the variance for the pool design.

Justin Besikof, owner, advocated for the design of the proposed residence.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project for one month, to the March 24, 2021 meeting, for a restudy in accordance with the comments of the Commissioners. Motion carried unanimously.

6. B-012-2021 New Construction

Address: 86 Middle Road

Applicant: Middle Road Holdings Trust (Guy Rabideau, Trustee)

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: New two-story residence with exercise pavilion, pool cabana and pool. Final hardscape and landscape.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Smith agreed to the easement.

Mr. Smith provided an overview of the project and new residence.

Angela Lehman, Smith and Moore Architects, Inc., presented the architectural plans proposed for the new residence.

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

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Garrison thought this house was stately on a nice lot. He inquired about the color of the house proposed. He also questioned the view upon arrival of the three garage doors. He thought the main home should be seen upon the arrival. Ms. Lehman responded on the color choices. Mr. Smith stated the owner designed the arrival court and was supportive of the proposed design.

Mr. Ives did not believe the garage design was problematic. He thought the design fit into the area and thought the landscaping design was very nice.

Ms. Grace was in favor of the landscaping proposed. She questioned the Neo-classical style chosen as it related to the layout of all of the structures. She also questioned the arrival and view of the three garage doors. She questioned the connection between the garage and the main house and suggested using a pergola in this space. She recommended using three doors on the first floor, front façade rather than the four proposed. She questioned the size of the fenestration proposed.

Mr. Corey questioned if a vehicular gate could be placed on the property line. Mr. Castro responded. Mr. Corey was in favor of the landscaping plan. Mr. Corey thought the design style clashed with other styles in the area. He believed the main house was too large and should be reduced. He did not think the gym needed to be connected with a pergola. He thought the home needed a major restudy.

Ms. Shiverick agreed with Mr. Corey on many points. She was not bothered by the bulk of the home. However, she thought the home was a bit too common and quiet and did not have the necessary panache for the area. She did not believe the octagonal gym fit with the design.

Mr. Smith thought the out buildings were problematic. He added that he agreed with many of the comments made by his fellow Commissioners.

Ms. Catlin thought some refinement was needed but did not believe it needed a drastic change. She agreed with the assessment of the gym and did not believe it fit onto the site.

Mr. Floersheimer and Mr. Cooney agreed with many of the previous comments.

Mr. Small thought there was a lack of fenestration on the east elevation. Ms. Lehman explained the design of the east elevation.

Mr. Floersheimer thought the mud room should be more subservient to the main buildings.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project for one month, to the March 24, 2021 meeting, for a major redesign in accordance with the comments of the Commissioners. Motion carried 5-2, with Messrs. Ives and Garrison opposed.

Please note: A short break was taken at 3:15 p.m. The meeting resumed at 3:30 p.m.

7. B-013-2021 Demolition/New Construction

Address: 216 Tradewind Dr.

Applicant: DGLPB, LLC (Richard True, Managing Member)

Professional: Kevin Asbacher/Asbacher Architecture

Project Description: Demolish an existing two-story residence and construct a new two-story Island Colonial residence and swimming pool with final landscape and hardscape.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Asbacher agreed to the easement.

Mr. Asbacher presented the proposed demolition of the existing home.

Keith Williams, Nievera Williams Design, presented the landscape and hardscape plans proposed for the demolition of the existing home.

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Ms. Grace confirmed that the hedge would remain in place until it was replaced. Mr. Williams confirmed the hedge would remain until replaced. Ms. Grace inquired about the concern that a fence would be removed on the southeast corner of the property. Mr. Williams stated they would not be removing anything that did not belong to the owner.

Motion made by Mr. Corey and seconded by Mr. Garrison that the proposed demolition at 216 Tradewind Drive has met the conditions listed in Sec. 18-206 of the Town's code of ordinances and to approve the request as presented with the following caveats: the hedge will remain in place until it is to be replaced, sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Mr. Asbacher presented the architectural plans proposed for the new residence.

Mr. Williams presented the landscape and hardscape plans proposed for the new residence.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Garrison expressed concern for the massing and depth of the home. He questioned the lack of charm in the design.

Mr. Ives did not believe this was an out of place design. He understood the concerns but he believed the design was in keeping with the other homes in the area. He was in favor of the landscape design.

Ms. Grace was in favor of the landscape design. Ms. Grace expressed concern for the amount of lot coverage proposed for the new home. She thought the home would overpower the neighborhood and street. She suggested breaking up the mass of the home and bringing more charm into the design.

Mr. Corey thought this was a good opportunity to provide shade on the street. He thought the site plan was ok but the massing of the home was too big. He questioned the height and pitch of the roof.

Ms. Shiverick thought the house was too large on the streetscape. She was in favor of the style and thought it could be an elegant home if it was reduced. She was in favor of the landscaping proposed and suggested adding a few more Medjool Date palms.

Ms. Catlin thought the home was too big on the lot and did not fit on the north end of the island. She thought the home was ordinary. She was in favor of the landscaping proposed.

Mr. Floersheimer questioned the three curb cuts and thought it was excessive for a residential home. Mr. Castro provided staff comments. Mr. Williams explained the design and advocated for the three curb cuts.

Mr. Cooney was in favor of the landscape plan proposed. He also believed the home appeared too large for the street.

Mr. Smith thought it was positive that there were no garage doors seen from the street. He thought the proposed was an improvement over what was existing there today.

Mr. Small expressed a concern for the three curb cuts. He also believed the home was excessively massive for the street.

Mr. Castro stated there were no provisions to allow for three curb cuts and added that the professionals should coordinate all requests with public works prior to designing the project.

Motion made by Ms. Shiverick and seconded by Mr. Corey to defer the project for one month, to the March 24, 2021 meeting, for a restudy in accordance with the comments of the Commissioners. Motion carried 6-1, with Mr. Ives opposed.

F. MINOR PROJECTS – OLD BUSINESS

1. A-040-2020 Awnings

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW AND VARIANCE(S)

Address: 130 Sunrise Ave., PH 1

Applicant: Elaine Hirsch

Professional: Jeffrey Brasseur/Brasseur & Drobot Architects

Project Description: Add a 30' x 12'-2" fixed awning to 7th floor, penthouse 1, Northwest side of 130 Sunrise Ave.

A motion carried at the October meeting to defer the project to the November 20, 2020 meeting at the request of the attorney. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney. A motion carried at the December meeting to defer the project to the January 27, 2021 meeting due to presentation materials not submitted.

ZONING INFORMATION: A site plan modification with variances to allow a 365 square foot fixed awning over the terrace on the seventh floor of a seven story condominium building. The following variances are being requested: 1. Section 134-948(8): To allow the awning at a height of 61.5 feet in lieu of the 23 1/2 foot maximum height allowed in the R-C Zoning District. Section 134-948(8): To allow the awning at an overall height of 63.66 feet in lieu of the 26 1/2 foot maximum height allowed in the R-C Zoning District. Section 134-948(8): To allow the awning on the existing seventh floor penthouse of a seven story building in lieu of the two story building maximum allowed in the R-C Zoning District. Section 134-948(6): To allow a west side yard setback of 50.1 feet in lieu of the 61.5 foot minimum allowed. Section 134-948(7): To allow a rear street yard setback of 106.5 feet in lieu of the 123.16 foot minimum allowed.

Please note: This project was withdrawn at the Approval of the Agenda, Item VI.

2. A-048-2020 Modifications

Address: 230 Atlantic Ave.

Applicant: Linda Saligman

Professional: Stephen A. Yeckes

Project Description: Interior and exterior remodel as deferred in the November ARCOM meeting. To present new front elevation, new waterfall and new front retaining wall.

Motion carried at the November meeting to defer the project to the December 18, 2020 meeting for a restudy in accordance with the comments from the Commissioners, which many questioned the proposed changes to the front façade. A motion carried at the December meeting to defer the project to the January 27, 2021 meeting to address the comments of the Commissioners, particularly relating to the recommendations on the landscape plan, lanterns, garage doors and front entrance design. A motion carried at the January meeting to defer the project to the February meeting at the request of the professional.

Please note: This project was deferred to the March 24, 2021 meeting at the Approval of the Agenda, Item VI.

3. A-003-2021 Awning

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 113 Atlantic Ave.

Applicant: Alexandra Murphy

Professional: Jeffrey Brasseur/Brasseur & Drobot Architects, PA

Project Description: Add a fixed awning to the west second story deck and the east second story deck between the garage and main residence.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting due to the method in which the awning was attached as well as the look of the awning.

ZONING INFORMATION: Section 134-893(b)(13): Request for a variance to allow the construction of a 210 square foot awning on the east side of the existing residence and a 644 square foot awning on the west side of the existing residence which will result in a cubic content ratio of 4.499 cubic feet in lieu of 3.998 existing and the 4.148 maximum allowed.

Please note: This project was deferred to the March 24, 2021 meeting at the Approval of the Agenda, Item VI.

4. A-005-2021 Modifications

Address: 221, 223, 225, 227, 229 Royal Poinciana Blvd and 216 Sunset Ave.

Applicant: T3 Family Investments LLC (Cody Crowell, Manager)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed modifications to landscape and hardscape design along with adjustments to various building elevations.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting at staff's request.

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

Mr. Janssen provided an overview of the architectural modifications proposed for the site.

Chuck Yannette, Parker-Yannette Design Group, Inc., presented the landscape and hardscape modifications proposed for the site.

Mr. Corey asked for confirmation that many of the items were built. Mr. Yannette confirmed that all of the items were built.

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Mr. Ives expressed disappointment for the amount of changes that had been made since the approval. He did not believe the changes made improved the site.

Mr. Corey thought this project was arguably one of the most difficult to execute on the island. He thought the project was wonderful. He thought the landscape changes made the site better. He supported the project.

Ms. Grace questioned the removal of the flower boxes. Mr. Janssen responded.

Mr. Smith stated that the shutter hardware (hinges) were installed backwards. Mr. Janssen responded and stated he would investigate the issue. Mr. Smith also inquired about the trellis over the north side of building four. He added that if nothing could be planted, the trellis should be removed.

Ms. Catlin thought the reduction of the planters was good from a practicality standpoint.

Mr. Small thought the changes were visually appealing and the aisles were widened.

Motion made by Mr. Garrison and seconded by Mr. Corey that the project at 221, 223, 225, 227, 229 Royal Poinciana Blvd and 216 Sunset Ave. has met the criteria for approval listed in Sec. 18-205 of the Town's Code of Ordinances and to approve the project as presented with the caveat that if nothing can be planted on the north side of building 4, the trellis will be removed. Motion carried unanimously.

G. MINOR PROJECTS – NEW BUSINESS

1. A-008-2021 Modifications

Address: 202 Onondaga Ave.

Applicant: Mark and Nina Magowan

Professional: Richard F. Sammons/Fairfax & Sammons

Project Description: Construction of new site walls with pedestrian gates.

Installation of new 48K generator. Landscape and hardscape modifications and improvements.

Call for disclosure of ex parte communication: Disclosure by several members.
Please note: Ms. Shiverick declared a conflict of interest for the project. Ms. Catlin voted in her absence.

Scott Collison, Fairfax & Sammons, presented the architectural modifications proposed for the existing home.

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

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Ms. Grace inquired about the height of the site wall. Mr. Collison responded. Ms. Grace was not in favor of the site walls and thought it changed the look of the home.

Mr. Corey inquired about the height of the site wall. Mr. Collison responded. Mr. Corey thought the site wall was very tall and did not believe the height of the site wall was allowed. Mr. Castro responded and discussed an issue with the sight triangle that would need to be resolved. Mr. Corey inquired about the widths of the piers at the site wall. Mr. Collison responded. Mr. Corey inquired if the site wall sloped down to the road. Mr. Collison responded and explained the design. Mr. Corey thought the site wall in the front was too high. He also believed the sloping at the top of the wall very strange. He also thought the pier spacing needed to be resolved.

Ms. Catlin agreed that the height of the wall in the front was too tall. She also questioned the need for the side site walls.

Mr. Floersheimer agreed with Ms. Catlin's comments.

Mr. Small agreed and thought the site wall in the front was too tall. He also questioned the need for the side site walls.

Motion made by Ms. Catlin and seconded by Ms. Grace to defer the project for one month, to the March 24, 2021 meeting, in accordance with the comments of the Commissioners. Motion carried 6-1, with Mr. Ives opposed.

2. A-009-2021 Modifications

Address: 905 N. Ocean Blvd.

Applicant: Lillian and Patrick Carney

Professional: Keith Williams/Nievera Williams Design

Project Description: General landscape layout revisions and additional plant material.

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

Mr. Floersheimer inquired if the changes proposed had been made. Mr. Williams confirmed that the changes had been made.

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

Mr. Small inquired if there had been any neighbor objection.

Frank Lynch, attorney for the applicant, provided an explanation for the additional planting to provide shielding for the neighbors and explained the neighbor objection.

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

Mr. Small called for staff comment. Mr. Castro provided staff comments.

Many of the Commissioners were in favor of the changes.

Mr. Floersheimer inquired if the shading on the neighbor's pool deck was an issue. Mr. Castro responded.

Motion made by Mr. Corey and seconded by Mr. Garrison to approve the project as presented. Motion carried unanimously.

3. A-010-2021 Gate

Address: 1055 N. Ocean Blvd.

Applicant: 3200 Washington LLC (William Rickman, Jr.)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Proposed gate for deeded beach access in property easement on north side of property.

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

Mr. Segraves presented the proposed gate at the entrance of the beach easement.

William Rickman, owner, spoke about the gate and the approval he had from the owners.

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

Mr. Small called for staff comment. Mr. Castro provided staff comments.

Mr. Rickman stated that the area was a driveway and discussed the issue with the hedge required. Mr. Castro responded.

Mr. Garrison inquired if the gate was moved back, would the hedge still be required. Mr. Castro responded.

Mr. Ives stated he preferred the four foot version. Ms. Grace agreed.

Town Attorney Randolph inquired if someone could summarize Mr. Klein's letter of objection. Mr. Small stated the letter was long and he was afraid he would not best summarize the objections.

Mr. Corey thought the gate was fine and preferred the four foot version.

Ms. Shiverick was not in favor of the gate.

Ms. Catlin understood the request for the gate but also understood the other neighbors' request who have used the access for years.

Mr. Floersheimer preferred the lower gate.

Mr. Cooney preferred the lower gate and questioned the design inspiration of the gate.

Motion made by Mr. Corey and seconded by Mr. Ives to approve the project with the caveat that the gate is 4.6 feet in height and that a 3 foot hedge is planted in front of the gate walls as required by Code. Motion carried unanimously.

4. A-014-2021 Modifications

Address: 208 Sandpiper Dr.

Applicant: PB Sandpiper Drive Trust (Andrew Cooper)

Professional: Mario Nievera/Nievera Williams Design

Project Description: Proposed new motor court with associated landscape and hardscape.

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

Mr. Nievera presented the landscape and hardscape modifications proposed for the existing residence.

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Ms. Grace was in favor of the increase in landscaping.

Many of the Commissioners supported the changes.

Motion made by Ms. Shiverick and seconded by Ms. Grace to approve the project as presented. Motion carried unanimously.

5. A-016-2021 Landscape/Hardscape

Address: 3140 S. Ocean Blvd.

Applicant: Carlton Place Condominium (Dr. Charles Saunders, Board President)

Professional: Don Skowron

Project Description: Remodel existing pool, hardscape, landscape and landscape lighting with associated changes. Project improvements are screened from public right-of-way.

Please note: This project was deferred to the March 24, 2021 meeting at the Approval of the Agenda, Item VI.

6. A-020-2021 Modifications

Address: 150 Worth Ave.

Applicant: Wilson 150 Worth LLC (Yvonne Jones)

Professional: Michael Dumala

Project Description: Add 14 new impact windows on south side of building at second floor level.

Please note: This project was deferred to the March 24, 2021 meeting at the Approval of the Agenda, Item VI.

VIII. **OTHER**

1. ARCOM Project Designation Manual and Guide

Mr. Bergman stated that no action was required on the item but he asked the Commission to review the proposed changes and provide any feedback on the changes. He added that he hoped to present these changes to the Town Council at their April meeting.

Several of the Commissioners provided initial comments on the proposed changes.

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

There was no action taken on this item.

2. Landscape Buffer Removals

Mr. Bergman provided an overview of an issue regarding the removal of landscape buffers after a certificate of occupancy was issued. He indicated that the ORS Committee had been discussing the issue until the pandemic. Mr. Bergman thought a change to the Code could prevent this issue. He stated that a recommendation to the Town Council would be helpful.

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

All of the Commissioners provided feedback on the issue, many believing this was a real issue.

Town Attorney Randolph discussed the item and thought a Code provision could be drafted to deal with the issue. He also added that in the past, a deed restriction had been placed to a buffering hedge to prevent removal.

Julie Araskog, 1490 Via Manana, asked Town Attorney Randolph if an owner would need to return to ARCOM to modify their landscape plan after receiving previous approval. Town Attorney Randolph responded.

Mr. Floersheimer inquired about placing a deed restriction on a specific buffering hedge. Town Attorney Randolph responded.

Motion made by Mr. Garrison and seconded by Ms. Grace to make a recommendation to the Town Council to consider changes to the Code that would prevent the removal of landscape buffers after a certificate of occupancy is issued. Motion carried unanimously.

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There were no public comments heard at this time.

2. Staff

Mr. Bergman thanked Mr. Garrison for his service to the Town.

3. Commission

Mr. Small thanked Mr. Garrison for his service to the Town. Mr. Small thanked Messrs. Corey and Smith for reapplying for their positions on the Commission. He also wished Mr. Cooney luck on the upcoming election.

Mr. Corey inquired about the location of Commissioner's Comments that had been moved to the end of the meeting. He requested to allow Commissioners to speak at the beginning of the meeting.

Mr. Floersheimer discussed the boxes that Mr. Janssen provided on the site plan and questioned if this could be a requirement for all professionals.

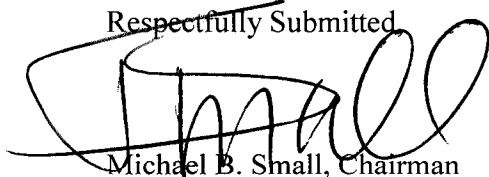
Many of the Commissioners thanked Mr. Garrison for his service on the Commission.

X. ADJOURNMENT

Motion made by Mr. Ives and seconded by Mr. Smith to adjourn the meeting at 5:54 p.m. Motion carried unanimously.

The next meeting will be held virtually on Wednesday, March 24, 2021 at 9:00 a.m. via the Zoom platform.

Respectfully Submitted

A large, stylized handwritten signature in black ink, appearing to read "Small", is written over the printed name and title.

Michael B. Small, Chairman
ARCHITECTURAL COMMISSION

kmc

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS			
LAST NAME—FIRST NAME—MIDDLE NAME <i>Smith, Jeffrey W.</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Review Commission</i>	
MAILING ADDRESS <i>241 Sanford Avenue</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 NAME OF POLITICAL SUBDIVISION <i>Town of Palm Beach</i>	
DATE ON WHICH VOTE OCCURRED <i>February 24, 2021</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. 163.358 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, Jeffrey W. Smith, hereby disclose that on February 24, 2021:

(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 MR. & MRS. VASILIOU, 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:

B-008-2021 / Gates

114 Seaspray Avenue

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.

3.2.21
Date Filed

[Signature]
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>Smith, Jeffrey W.</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Renew Commission</i>	
MAILING ADDRESS <i>241 Sanford 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>February 24, 2021</i>		NAME OF POLITICAL SUBDIVISION <i>Town of Palm Beach</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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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:

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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)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

Jeffrey W. Smith, hereby disclose that on February 24, 20 21:

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

- ☐ insured to my special private gain or loss;
- ☐ insured to the special gain or loss of my business associate, _____;
- ☐ insured to the special gain or loss of my relative, _____;
- ☒ insured to the special gain or loss of MR & MRS. DIKOFF by _____, whom I am retained; or
- ☐ insured 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:

B-010-2021 / Modifications
1021 North Ocean Blvd.

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 _____

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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>Shiverick, Betsy</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Review Commission</i>	
MAILING ADDRESS <i>PO Box 2589</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>February 24, 2021</i>		NAME OF POLITICAL SUBDIVISION <i>Town of Palm Beach</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

Betsy Shinerick, hereby disclose that on February 24, 20 21:

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

- ☒ insured to my special private gain or loss;
- ☐ insured to the special gain or loss of my business associate, _____;
- ☐ insured to the special gain or loss of my relative, _____;
- ☐ insured to the special gain or loss of _____, by whom I am retained; or
- ☐ insured 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:

R-008-2021 / Modification
202 Onondaga Avenue
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.

3/2/21
Date Filed

[Signature]
Signature

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