

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION MEETING HELD ON WEDNESDAY, APRIL 18, 2018.

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chairman Cooney called the meeting to order at 9:34 a.m.

II. ROLL CALL

Edward Austin Cooney, Chairman	PRESENT
Richard Rene Silvin, Vice Chairman	PRESENT
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member	ABSENT (excused)
Anne Fairfax, Member	PRESENT
Patrick Segraves, Member	PRESENT
John T. Gannon, Member	PRESENT
Jacqueline Weld Drake, Alternate Member	PRESENT
Kim Coleman, Alternate Member	PRESENT
Sue Patterson, Alternate Member	PRESENT

Please note: Mr. Cooney noted that Ms. Drake would be voting in the absence of Ms. Hufty.

Staff Members present were:

John Lindgren, Planning Administrator
Paul Castro, Acting Director of Planning, Zoning & Building
Kelly Churney, Secretary to the Landmarks Preservation Commission
John Randolph, Town Attorney
Emily Stillings, Preservation Consultant for the Town of Palm Beach
Janet Murphy, Preservation Consultant for the Town of Palm Beach

III. ELECTION OF OFFICERS

Mr. Cooney opened the floor for nominations for Chairman. Mr. Silvin nominated Mr. Cooney for Chairman and Mr. Gannon seconded the nomination. As there were no other nominations, Mr. Cooney called a vote. **Mr. Cooney was reappointed as Chairman with all in favor.**

Mr. Cooney opened the floor for nominations for Vice Chairman. Mr. Gannon nominated Mr. Silvin as Vice Chairman and Ms. Albarran seconded the nomination. As there were no other nominations, Mr. Cooney called a vote. **Mr. Silvin was reappointed as Vice Chairman with all in favor.**

IV. PLEDGE OF ALLEGIANCE

Chairman Cooney led the Pledge of Allegiance.

V. APPROVAL OF THE MINUTES OF THE MARCH 14, 2018 MEETING

Motion made by Mr. Silvin and seconded by Mr. Gannon to approve the minutes of the March 14, 2018 meeting. Motion carried with all in favor.

VI. APPROVAL OF THE AGENDA

Mr. Lindgren asked to amend the agenda as follows: Defer COA-002-2018, 323 Chilean Avenue for one month to the May 16, 2018 meeting and defer COA-006-2018, 305 Maddock Way for two months to the June 20, 2018 meeting.

Motion made by Mr. Silvin and seconded by Mr. Segraves to approve the agenda as amended. Motion carried with all in favor.

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

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

VIII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

Glenn Zeitz, 142 Seabreeze Ave., expressed concern about the potential of underground equipment being placed on the property of landmarked homes with lots smaller than 75 feet in width. He urged the Landmarks Commission to exercise their jurisdiction in the matter.

Mr. Silvin asked staff what steps should be taken to protect the small lots. Mr. Lindgren suggested that the Commission make a recommendation to the Underground Utility Task Force. Mr. Castro stated that changes to the plan could potentially be a cost issue.

There was a short discussion among the Commissioners and staff about the possible steps to take to reduce the chance of the utility equipment being placed on Landmarked properties.

Motion made by Mr. Gannon and seconded by Mr. Silvin to request the Underground Utility Task Force to look at placing the underground equipment on non-landmark sites rather than landmark sites, especially on the smaller lots, when possible. Motion carried with all in favor.

Mr. Lindgren stated that Ms. Albarran declared a conflict for the Landmark Designation of 17 Golfview Rd at the March 14, 2018 meeting and had correctly completed the 8B form in accordance with State Law.

IX. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #016-2018

Address: 3 Four Arts Plaza

Owner/Applicant: Society of the Four Arts

Architect: Thomas Kirchhoff/Kirchhoff & Associates Architects

Landscape Architect: Brian Vertesch/SMI Landscape Architecture

Project Description: 1. Request that the stone flooring at the loggia entry be approved to use Dominican coral instead of the previously approved Florida coral. 2. Modify previously approved curb at new balcony to match the curb over the entry balcony. 3. Identify scuppers on east balcony and any associated changes.

Call for disclosure of ex parte communication: None.

Mr. Kirchhoff updated the Commission on the progress of the ongoing renovations. He presented the proposed architectural modifications to the building.

Mr. Cooney asked about the hues of Dominican coral. Mr. Vertesch responded. There was a short discussion regarding Dominican coral.

Ms. Albarran was in favor of the sample of the Dominican coral presented.

Motion made by Mr. Silvin and seconded by Mr. Gannon to approve the project as presented with the addition of the material change in the two rectangular pavers on the east side. Motion carried with all in favor.

Mr. Vertesch presented a change for two trees at the front of the entrance.

Mr. Cooney confirmed that the motion included the change in the two trees at the front entrance.

2. Application for Certificate of Appropriateness #002-2018

***LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)* - Done 1/17/18**

Address: 323 Chilean Ave.

Owner/Applicant: Ambassador Mark Gilbert

Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.

Project Description: Demolition of existing deteriorated main house structure, patio and driveway (existing two story guest house to remain). Existing perimeter landscaping remains. New irrigated lawn as per code. New two story house to match previously approved but places at 8' NGVD finish floor elevation reworking some arches and roof slope as per original historic photo.

Raise existing guest house to achieve an 8' NGVD finish floor elevation. Leave in existing footprint with new one story addition, trellis, pool, spa, fountain and patios as previously approved.

A motion carried at the January meeting that the implementation of the proposed special exception, site plan review and variances would not cause negative architectural impact to the subject landmarked property. A motion carried at the February meeting to defer the projects for two months to the April 18, 2018 meeting at the request of the attorney.

Please note: This item was deferred to the May 16, 2018 meeting at the approval of the agenda, Item VI.

3. Application for Certificate of Appropriateness #005-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE - Done – 3/14/18
Address: 138 Root Trail
Owner/Applicant: Sadeca Realty, LLC
Architect: Dustin Mizell/Environment Design Group
Project Description: Addition of a motorized vehicular gate. Gate style, color, and scale will match existing fence and pedestrian gate.

A motion carried at the March meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication: None.

Maura Ziska, attorney for the owner, stated the Town Council approved the variance request at their April meeting.

Mr. Mizell presented the modified vehicular gate.

Mr. Cooney confirmed that the vehicular gate would be a wood material. Mr. Mizell confirmed the gate material would be wood.

Motion made by Ms. Albarran and seconded by Mr. Silvin to approve the project as presented. Motion carried for all in favor.

4. Application for Certificate of Appropriateness #006-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW
Address: 305 Maddock Way
Owner/Applicant: Paul L. Maddock, Jr.
Architect: Keith Spina/Glidden Spina + Partners
Project Description: Demolition and modified reconstruction of existing two-story residence including the alteration and enlargement of floor plan. Interior

alterations include the reconfiguration of spaces and restoration of existing architectural elements. Exterior alterations include the addition a changing room and pool on west side of property, removal and replacement of existing nonconforming garage with new two story garage, window replacement, restoration of existing architectural elements, and modified reconstruction of structure. Alterations to hardscape and landscape. *****This is a tax abatement project*****

SITE PLAN REVIEW INFORMATION: Section 134-843(b) An application for a Site Plan Review to construct new two-story 9,141 s.f. residence, swimming pool and pool cabana on a platted non-conforming lot with a lot width of 25 feet in lieu of the 100 foot minimum required in the R-B Zoning District.

A motion carried at the February meeting to defer the project for one month to the March 14, 2018 meeting to allow time for a peer review of the structural engineering report provided by the applicant. A motion carried at the March meeting to defer the project for one month to the April 18, 2018 meeting to allow time for a peer review of the structural engineering report provided by the applicant.

Please note: This item was deferred to the June 20, 2018 meeting at the approval of the agenda, Item VI.

5. Application for Certificate of Appropriateness #009-2018

Address: 340 Royal Poinciana Way

Owner/Applicant: RPP Palm Beach Property, LP, a DE Limited Partnership

Architect: Keith Spina/GliddenSpina + Partners

Project Description: Proposed Landmark Preservation Commission approval for signage to be applied to our entry columns at the entrances to The Royal Poinciana Plaza. When we were studying the Plaza's renovations three years ago, we studied original signage locations, awning locations, door locations, and many other architectural elements that had been lost over time. We discovered an entry pylon proposed by Volk that to our knowledge was never built. We constructed a modified column, inspired by Mr. Volk's design, and intended to function the same way ... to announce your arrival at The Royal Poinciana Plaza. After many months of working to modify the Code to allow us to add signage to our entry columns, we're now able to identify the new entrances of the Plaza. We propose dark bronze letters saying "The Royal Poinciana Plaza" and we're thrilled to finalize the last piece of the aesthetic puzzle once dreamed of by Volk and now coming back to life.

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

Alexandra Patterson, UpMarkets, updated the Commission on the success of the Plaza. She presented the request for the proposed signage.

Many of the Commissioners were in favor of the proposed signage.

Motion made by Ms. Albarran and seconded by Mr. Segraves to approve the project as presented. Motion carried with all in favor.

A short conversation ensued about the small triangular curbed grass space at the drive entrance.

6. Application for Certificate of Appropriateness #011-2018

Address: 201 Seaview Ave.

Owner/Applicant: 230 South County Road LLC

Contractor: Fisher Contracting Corp.

Project Description: Replacement of six exterior windows on second floor of Unit 201B with hurricane rated impact windows, and associated changes.

Windows face Seaview Ave. and rear courtyard. Replacement windows will be PGT.

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

M. Tim Hanlon, attorney for the applicant, presented the proposed window replacement. He stated that they would be changing the PGT window request to the CGI Estate impact windows.

Many of the Commissioners were in favor of the request.

Motion made by Ms. Albarran and seconded by Mr. Gannon to approve the project as presented with the approval of using the CGI Estate series impact windows. Motion carried with all in favor.

7. Application for Certificate of Appropriateness #012-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION AND SITE PLAN REVIEW - Done 3/14/18

Address: 239, 251 & 255 S. County Rd. & 151 Royal Palm Way

Owner/Applicant: Wells Fargo Bank, NA

Architect: Keith Spina/GliddenSpina and Partners

Project Description: The Applicant seeks approval of a Special Exception with Site Plan Review to modify the building signage to remove the existing "First National Bank" sign and replace it with a "Wells Fargo Building" sign of the same size. There will be no increase in sign face area and the square footage of the proposed sign complies with the Town Code.

A motion carried at the March meeting that implementation of the special exception and site plan review will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication: None

Mr. Spina presented the proposed signage request.

Mr. Cooney expressed concern that the sign had been removed before the approval. Mr. Spina responded.

Motion made by Mr. Silvin and second by Ms. Drake to approve the project as presented. Motion carried with all in favor.

8. Application for Certificate of Appropriateness #013-2018

***LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE* - Done – 3/14/18**

Address: 89 Middle Rd.

Owner/Applicant: 89 Middle Road LLC

Architect: Rafael Portuondo/Portuondo Perotti Architects

Project Description: Existing garage accessory building to be remodeled, including replacement of exterior windows and doors. Existing flat roof over 2nd story will be removed and replaced with sloped roof (increasing overall height, not building height). Existing sloped flat roof over 1-story volume will be removed and replaced with a flat concrete deck, parapet and trellis, creating terrace off of 2nd floor space. At main residence, existing covered terrace will be demolished, replaced with new living room, covered terrace and kitchen/breakfast wing. A lower level garage will be added below the kitchen. Exterior windows and doors will be replaced as shown on elevations. Interior improvements will be done on first and second levels. New pool cabana building is proposed at the rear of the property. *****This is a tax abatement project*****

A motion carried at the March meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication: None.

Mr. Portuondo stated that the project received approval from the Town Council. He presented the proposed architectural modifications for the project.

Mr. Cooney asked about the details for the main front door. Mr. Portuondo responded and stated the owner would like to change the door to a glass door. There was a short discussion changing the front door to a glass door.

Mr. Silvin asked about the drainage along the retaining wall on the south side. Mr. Portuondo responded.

Mr. Cooney asked about the flourishes on the windows. Mr. Portuondo responded and presented colored renderings on the overhead projector. There was a short discussion regarding a potential house color change as well as tile in the arches.

Mr. Silvin asked about the proposed cabana height. Mr. Portuondo responded.

Motion made by Mr. Silvin and seconded by Mr. Gannon to approve the project as presented with the deletion of the tile above the window arches on the main residence.

Ms. Stillings indicated that the Secretary of Interior Standards stated that conjectural features, not original to the residence, should not be added.

Motion carried with all in favor.

9. Application for Certificate of Appropriateness #014-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE - Done – 3/14/18
Address: 17 Golfview Rd.
Owner/Applicant: 17 Golfview Road, LLC
Architect: Keith Williams/Nievera Williams Design
Project Description: The applicant is proposing to construct a 224 square foot pool cabana and a 175 square foot awning in the rear of the property. The applicant is also proposing to modify the pool layout and other associated changes in the rear of the property.

A motion carried at the March meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication: None.

Please note: Ms. Albarran declared a conflict of interest for the project. Mr. Cooney stated that Ms. Coleman would be voting in the absence of Ms. Albarran.

Mr. Williams stated that the Town Council approved all of their zoning requests. He presented the proposed modifications to the residence as well as a photograph of the existing columns of the residence.

Mr. Cooney asked about the proposed awning. Mr. Williams responded.

Mr. Silvin asked if there had been any objections from the Everglades Club with respect to the proposed changes. Mr. Williams stated he had not received any objections.

Motion made by Mr. Gannon and seconded by Ms. Drake to approve the project as presented. Motion carried with all in favor.

10. Application for Certificate of Appropriateness #015-2018
Address: 822 S. County Rd.
Owner/Applicant: M & M Palm Beach Property Investors, LLC

Architect: Harold Smith/Smith and Moore Architects, Inc.
Project Description: Removal of existing synthetic slate roof and replacement with authentic slate.

Call for disclosure of ex parte communication: None.

Mr. Smith presented the proposed replacement of the roof material.

Ms. Fairfax confirmed with Mr. Smith that structure would support the proposed roof. Mr. Smith confirmed it would.

Motion made by Mr. Segraves and seconded by Ms. Albarran to approve the project as presented. Motion carried with all in favor.

11. Application for Certificate of Appropriateness #017-2018

Address: 10 Golfview Rd.

Owner/Applicant: Jane and William James

Architect: Stephen Roy/Roy & Posey Architects

Project Description: Selective replacement of existing windows to impact rated.

Call for disclosure of ex parte communication: None.

Mr. Roy presented the proposed window replacement for the residence.

Motion made by Mr. Gannon and seconded by Ms. Albarran to approve the project as presented. Motion carried with all in favor.

12. Application for Certificate of Appropriateness #018-2018

Address: 434 Seaspray Ave.

Owner/Applicant: Seaspray Owner LLC, Brian Kelly-Manager

Architect: Stephen Roy/Roy & Posey Architects

Project Description: 1. Selective replacement of existing windows and doors to impact rated. 2. Roof replacement.

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

Mr. Roy presented the proposed modifications to the residence.

Mr. Cooney asked if all of the windows would be replaced on the main residence. Mr. Roy responded that all non-original windows would be replaced and the original windows would be restored.

Mr. Roy presented material samples to the Commissioners.

Mr. Cooney asked about the muntins on the proposed doors. Mr. Roy responded.

Ms. Albarran discussed her visit to the property.

Mr. Segraves cautioned Mr. Roy in choosing a door with a style that fits the home.

Mr. Roy presented proposed landscape architectural changes that would be brought to the Commission at a future date. He asked for feedback regarding a potential change to the pool house.

Mr. Segraves stated he was in favor of the changes at the pool house. Ms. Albarran agreed.

Motion made by Ms. Albarran and seconded by Ms. Fairfax to approve the project as presented. Motion carried with all in favor.

13. Application for Certificate of Appropriateness #019-2018

Address: 101 El Brillo Way

Owner/Applicant: Kim Davis

Architect: Jose Luis Gonzalez-Perotti/Portuondo Perotti Architects, Inc.

Project Description: Revision to project previously approved by LPC (COA-003-2017) to include new front door in existing entry foyer, new portion of pitched roof over existing flat roof and reduction in size of previously proposed basement. *****This is a tax abatement project*****

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

Rafael Portuondo, Portuondo Perotti Architects, informed the Commission of a sight triangle, visibility issue, with relation to the columns, at the front of the entrance to El Brillo Way.

Mr. Cooney raised the possibility of looking at columns that flank entrances to streets in the Town to consider if they were worthy of landmarking them.

There was a discussion about the columns in the sight triangle and how to prevent them from being removed. At the conclusion of the discussion, the Commission decided that Mr. Cooney should appeal to the Town Council if Public Works does not accept the Commission's recommendation to leave the columns at the entrance of El Brillo Way.

Mr. Portuondo presented the proposed architectural modifications to the residence.

Mr. Silvin asked the Town Consultants if the changes were acceptable with regard to the tax abatement. Ms. Stillings stated that the changes were appropriate.

Ms. Albarran was in favor of the proposed changes however, she did express concern about the number of columns proposed for the interior loggia on the north elevation. Mr. Portuondo responded. After some thought, Ms. Albarran stated she was comfortable with the change.

Motion made by Mr. Segraves to approve the project as presented with a strong suggestion to Public Works that the Commission feels that in spite of the safety and the sight triangle, the columns should remain.

There was a short discussion about the columns in the sight triangle.

Craig Hauschild, PZB Engineer, explained the position of Public Works regarding the sight triangle issue and safety issues. Some discussion ensued following his comments.

Mr. Portuondo expressed concern about the comment regarding the sight triangle issue, which has prevented him obtaining a permit for the proposed renovations.

Mr. Castro discussed a waiver process in Chapter 134 that gives the Landmarks Preservation Commission some discretion to allow the columns to stay. Mr. Castro added that he was unsure if Public Works adopted the waiver process in the Right of Way Manual. Mr. Castro will look into the issue with Mr. Hauschild.

Mr. Gannon seconded by the motion. Motion carried with all in favor.

14. Application for Certificate of Appropriateness #021-2018

Address: 196 Banyan Rd.

Owner/Applicant: Robert Agostinelli

Architect: Michael Johnson/LeBerge and Ménard

Project Description: Add awnings to house at south and west elevations of house.

Call for disclosure of ex parte communication: None.

Daniel Ménard, LeBerge and Ménard, presented the proposed addition of awnings to the residence.

Ms. Coleman asked if the owner had thought about using window shades. Mr. Ménard responded.

Ms. Fairfax was in support of the awnings. Ms. Fairfax asked about the neighborhood contextual site plan. Mr. Ménard responded.

Mr. Ménard showed a sample of the fabric to the Commissioners as well as photos of the existing home.

Many of the commissioners were supportive of the proposed awnings.

Motion made by Ms. Drake and seconded by Mr. Gannon to approve the project as presented. Motion carried with all in favor.

X. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #020-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE
Address: 137 Seaspray Ave.
Owner/Applicant: Seaspray Court LLC
Architect: Richard Sammons/Fairfax, Sammons & Partners
Project Description: Renovations & modifications to existing two-story residence. Modifications to include: a new garage at the southeast corner of the building, removal & replacement of second floor loggia with awning, new bay window at kitchen, new window at kitchen (facing courtyard) new French door with sidelites west of cabana, two story loggia expansion, removal and replacement of exterior stair, new balcony at 2nd floor of guest house, interior modifications to first and second floor of main and guest houses and landscape/hardscape changes. ****This is a tax abatement project****

VARIANCE INFORMATION: Applicant is proposing to construct 240 square feet of one and two story additions which the bulk of the square footage includes a bay window on the north side of the kitchen and extending the loggia between the main house and guest house. Also proposed is a swimming pool. The following variances are being requested: 1) a cubic content ratio ("CCR") of 6.9 in lieu 6.6 existing and the of the 4.2 maximum allowed in the R-B Zoning District for a lot that is 7,962 feet in area. 2) a lot coverage of 35.3% in lieu of the 34.6% existing and the 30% maximum allowed in the R-B Zoning District for a two story residence. 3) a west side yard setback of 14 inches in lieu of the 10 foot minimum required for a swimming pool. 4) a rear yard setback of 4.1 feet in lieu of the 10 foot minimum required for a swimming pool.

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

Please note: Ms. Fairfax declared a conflict of interest for the project. Mr. Cooney stated that Ms. Coleman would be voting in the absence of Ms. Fairfax.

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

Jaime Torres, Fairfax, Sammons & Partners, presented the proposed architectural modifications to the residence.

Jorge Sanchez, SMI Landscape Architecture, presented the proposed landscape and hardscape modifications to the residence.

Mr. Silvin was in favor of most of the changes but expressed an issue with the addition of the garage. Mr. Cooney and Mr. Segraves agreed.

Mr. Torres offered a different solution for the garage. Ms. Stillings suggested removing the wood doors on the garage and exposing the metal gates.

Mr. Segraves asked Ms. Stillings her opinion about the changes in relation to the tax abatement. Ms. Stillings thought the changes, aside from the garage addition, were acceptable. Ms. Albarran agreed with Ms. Stillings.

Ms. Drake questioned the additions with respect to the tax abatement application. Mr. Cooney responded.

Motion made by Ms. Albarran and seconded by Mr. Gannon that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property. Motion carried with all in favor.

2. Informal Review - Application for Certificate of Appropriateness #022-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
Address: 224-246 Worth Avenue
Owner/Applicant: Palm V Associates Limited Partnership/Burton Handelsman
Architect: Roger Hansrote/ACI Consultants
Project Description: Remove existing non-Code compliant exterior concrete stair and railing and install new white aluminum Code compliant stair to second floor and extend to roof for mechanical equipment access.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
INFORMATION: Site Plan Review with Special Exception is being requested to make modifications and improvements to the southeast area of the courtyard (Unit 200) by reconstructing an exterior staircase to access the second floor and roof which will require the following variances: 1) Lot coverage of 79.1% in lieu of the 78.7% existing and the 35% maximum allowed in the C-WA Zoning District; and 2) Rear yard setback of 4.9 feet in lieu of the 10 foot minimum required in the C-WA Zoning District.

Call for disclosure of ex parte communication.

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

Richard Leja, Architectural Consultants, Inc. presented the proposed modification to the building and explained that the current staircase does not comply with the Code.

Mr. Segraves expressed concern about the portion of the stair that reaches the roof. Ms. Albarran agreed and provided an alternate design suggestion for the stairs.

A short discussion ensued about the existing conditions and possible solutions.

Motion made by Ms. Albarran and seconded by Mr. Gannon that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property with the caveat that the extra extension to the roof is removed. Motion carried with all in favor.

XI. DESIGNATION HEARINGS
NONE

XII. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING, ZONING & BUILDING DEPARTMENT DIRECTOR.

Ms. Murphy reminded the Commissioners to suggest properties that could be placed under consideration for Landmarking.

Ms. Fairfax stated that Hawaii passed a law that landmarked properties were exempt from paying property taxes.

Mr. Silvin reviewed the projects that were presented at the Town Council meeting.

Ms. Fairfax asked her fellow Commissioners if they would like to discuss renovations on a landmarked home. Some members weighed in on the issue.

XIII. ADJOURNMENT

A motion made by Ms. Drake and seconded by Mr. Silvin to adjourn the meeting at 1:03 p.m. Motion carried with all in favor.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 16, 2018 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Rd. Palm Beach.

Respectfully submitted,



Edward Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

kmc

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Fairfax, Anne</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE: <i>Landmark Preservation Commission</i>	
MAILING ADDRESS <i>455 Worth Ave. #303</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <i>Town</i>	
CITY <i>Palm Beach</i>	COUNTY <i>Palm Beach</i>	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>April 18, 2018</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, Aane Fairfax, hereby disclose that on April 18, 20 18:

(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:

Informal Review - Application for Certificate of
CoA - 020 - 2018 Appropriateness
137 Seaspray Ave.

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.

4/18/18
Date Filed

Aane Fairfax
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>Albarran, Jacqueline</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Landmarks Preservation Commission</i>
MAILING ADDRESS <i>324 Royal Palm Way # 227</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY <i>Palm Beach</i>	NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>
DATE ON WHICH VOTE OCCURRED <i>April 18, 2018</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, Jacqueline Albarran, hereby disclose that on April 18, 2018 :

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

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

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

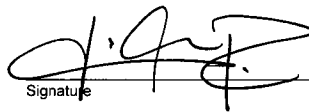
Continuing Conflict
COA-014-2018
17 golfview Rd.

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

Date Filed

4/10/18

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.