

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, OCTOBER 26, 2022

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

I. CALL TO ORDER

Vice Chair Sammons called the meeting to order at 9:03 a.m.

II. ROLL CALL

Jeffrey W. Smith, Chairman	ABSENT (Unexcused)
Richard F. Sammons, Vice Chairman	PRESENT
John David Corey, Member	PRESENT
Maisie Grace, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Thomas Kirchhoff, Member	ABSENT (Excused)
Kenn Karakul, Member	PRESENT (Arrived at 9:07 a.m.)
Dan Floersheimer, Alternate Member	ABSENT (Unexcused)
Elizabeth Connaughton, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	PRESENT

Staff Members present were:

Sarah Pardue, Design & Preservation Planner
Jordan Hodges, Design & Preservation Planner
Kelly Churney, Deputy Town Clerk
John C. Randolph, Town Attorney

III. PLEDGE OF ALLEGIANCE

Vice Chair Sammons led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 28, 2022 MEETING

Motion made by Ms. Shiverick and seconded by Ms. Grace to approve the minutes from the September 28, 2022 meeting as presented. Motion carried unanimously, 5-0.

V. **APPROVAL OF THE AGENDA**

Ms. Pardue asked for a motion to approve the agenda with the following changes listed on the agenda modification sheet:

*Project Description modification to ARC-22-029, 411 Brazilian Avenue
Deferral of ARC-22-0136 (ZON-22-101), 980 S. Ocean Blvd. to the November 18, 2022 Meeting
Deferral of ARC-22-0148 (ZON-22-105), 150 Seminole Avenue to the November 18, 2022 Meeting
Deferral of ARC-22-097, 142 Peruvian Avenue to the November 18, 2022 Meeting
Move ARC-22-218, 2335 S. Ocean Blvd to Minor Projects – New Business
Move ARC-22-224, 111 El Brillo Way to Minor Projects – New Business*

Motion made by Mr. Corey and seconded by Ms. Grace to approve the agenda as amended. Motion carried unanimously, 6-0.

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

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

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

Wayne Bergman, Director of Planning, Zoning and Building, indicated that due to the November holiday schedule, a deferral for one month would require items to be submitted no later than November 2, 2022. If the quick deadline is not obtainable, it would be best to consider deferring until December or January.

Ms. Connaughton expressed concern for a demolition approval prior to a review of any future/replacement plans. She entertained the idea of working with the Town Council to devise a plan for finding out what plans were in place for property where a request for demolition is being made. Vice Chair Sammons agreed. Ms. Pardue said staff would make sure this was brought to the attention of the Town Council. She added there may be something staff could prepare to bring back to the Architectural Review Commission (ARCOM) next month, at least for discussion.

Skip Randolph, Town Attorney, advised discussion about plans following demolition had previously been taken to Town Council. At this time, since the zoning code was being reviewed, Mr. Randolph believed it was an appropriate time to present this discussion to Town Council.

VIII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-22-146 (ZON-22-104) 9 SLOANS CURVE DR (COMBO)** The applicant, Sean Hannity, has filed an application requesting Architectural Commission review and approval for the construction of a 409 SF second story addition and the installation of a 20-kw generator for an existing townhouse within an approved Sloan's Curve PUD, requiring a Special Exception with Site Plan Review. This is a

combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

2. **ARC-22-221 534 ISLAND DR.** The applicant, Richard Salomon, has filed an application requesting Architectural Commission review and approval for the sitewide landscape modifications and new driveway material change to an existing site.

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

Motion made by Mr. Corey and seconded by Ms. Grace to approve the consent agenda as amended. Motion carried 6-0.

Please note: This approval did not include the following projects: ARC-22-221, 534 Island Drive, which was heard immediately following the vote.

ITEMS PULLED FROM CONSENT

1. **ARC-22-221 534 ISLAND DR.** The applicant, Richard Salomon, has filed an application requesting Architectural Commission review and approval for the sitewide landscape modifications and new driveway material change to an existing site.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Mses. Grace and Shiverick.

Ms. Grace indicated her concern for the project, which was the lack of vegetation that previously existed. The Commission was advised there were five Ficus trees placed along the side of the property, each of the trees was infested with termites. The neighbors on all three sides had removed all Ficus trees.

Ms. Grace asked if layered landscaping was in place. Mr. Lang said it was not; however, a photograph was presented to show a hedge across the front with some colorful vegetation and palm trees in the back.

Ms. Grace asked if the existing brick would be removed. Mr. Lang said yes, the owner would like to put in a tabby driveway with some of the old brick.

John Lang, Lang Design Group, further explained the project.

Mr. Corey was not in favor of the five Date palms across the front of the property. He thought they were too flashy. He thought two shade trees on the ends would be nice.

Ms. Grace was not in favor of the proposed palms.

Mr. Sammons wondered if Mr. Lang could discuss the addition of two trees with his client. Mr. Lang agreed.

Mr. Corey thought a Buttonwood tree on each side of the Date palms would be nice and advocated for the addition of the trees. Mr. Lang agreed to the two additional trees.

Motion made by Mr. Corey and seconded by Ms. Grace to approve the project with the condition that one Buttonwood tree shall be planted on each side of the five Date palms at the front of the property. Motion carried unanimously, 6-0.

B. TIME EXTENSIONS

None

C. MAJOR PROJECTS – OLD BUSINESS

1. **ARC-22-022 (ZON-22-021) 160 SEAVIEW AVE. (COMBO)** The applicant, Coral Beach Corporation (Angela Feldman, President) (160 Seaview Ave) and Seaview Holdings, Inc. (David Feldman, Director) (170 Seaview Ave), has filed an application requesting Architectural Commission review and approval of the construction of a new two-story guest house including variances from setback and point of measurement requirements on a unified site of 160 and 170 Seaview Avenue. Town Council will review the variance portion of the application. (*contd. from 08/24/22*).

Please note: This item was deferred to the November 18, 2022 meeting at Item V., Approval of the Agenda.

2. **ARC-22-029411 BRAZILIAN AVE.** The applicant, Holy Union PBLimited (Sean Sheridan), has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 3700 SF two story residence designed in a mix of modern and classical style architecture. (*contd. from 08/24/22*).

Mr. Hodges provided staff comments on the project.

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

Daniel Clavijo, SKA Architect + Planner, presented architectural modifications proposed for the new residence. He said in designing this project, comments from ARCOM had been taken into consideration.

Cory Meyer, Nievera Williams Design Group, presented the landscape and hardscape plans proposed for the site.

Mr. Corey thought the home was charming and contextual. He thought the house would add value to the street. He wondered if a light would be needed on the second-floor balcony. Mr. Clavijo responded no since there would be light in the roof. Mr. Corey recommended adding surrounds on the windows. While Mr. Corey was in favor of the lanterns, he was not in favor of gas lanterns. He recommended LED lights.

Ms. Shiverick thought the front door pattern and the fantails over the three windows on the front should be simplified. She thanked the contractor for adding shutters. She recommended electric lanterns as well. She thought steps to the front entrance were a bit plain; she recommended a railing treatment. She was in favor of the Cypress material and wondered if the windows could be changed to a white material. Mr. Clavijo responded the windows would be steel.

Ms. Grace was in favor of the Bougainvillea but questioned the scale of other plantings around the front entrance. Mr. Meyer responded and explained the plantings around the front entrance. Ms. Grace asked for confirmation that the grass would be real, which Mr. Meyer affirmed. She agreed with Ms. Shiverick to remove the fantails above the front windows.

Ms. Connaughton asked about the size of the second-floor balcony. Mr. Clavijo responded. She commented on the right wing of the home, especially the two windows rather than the three windows with the balcony. She questioned the arched windows on the rear elevation and thought more space was needed between them. She recommended the addition of columns in the connector piece.

Mr. Karakul thought the home was charming and had nice consistent elements. He thanked the professional for working with the Commission.

Ms. Grace asked about the continuity of the lanterns. Mr. Clavijo responded the lanterns were the same.

Mr. Sammons questioned the height of the home the same over all the elements. He thought some variations in the eaves would be nice. He thought the windows were too tall and thin; he recommended widening them. He recommended chamfering the edges of the garage.

Motion made by Ms. Shiverick and seconded by Ms. Karakul to approve the project with a modifications to the following items, which would return to the November 18, 2022 meeting: the height of the windows shall be made slightly wider with the fantails illuminated and windows, columns shall be added to the breezeway, the height of the rear home shall be slightly reduced, the edges of the garage shall be chamfered, and the band remove. Motion carried unanimously, 6-0.

3. **ARC-22-032 (ZON-22-017) 1237 N. LAKE WAY (COMBO)** The applicant, Frank H. Pearl and Geryl T. Pearl, has filed an application requesting Architectural

Commission review and approval for construction of a new 5800 SF two story residence and two-story accessory structure in the modern/classical style of architecture including variances for a two-story accessory structure to replace an existing two-story residence to be demolished. The variance portion of the application will be reviewed by Town Council. (*contd. from 08/24/22*).

Mr. Hodges provided staff comments on the project.

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

Pat Segraves, SKA Architect + Planner, presented the architectural modifications proposed for the new residence. Some slight changes have been made to the plan. Mr. Segraves presented a video of the concept for garage modifications.

Cory Meyer, Nievera Williams Design Group, presented the landscape and hardscape plans proposed for the site. The landscaping plan has not changed other than those modifications necessary due to architectural changes.

Mr. Corey wondered if enough changes had been made to this project. He felt the project was too vertical. He questioned the proportions of the home. He questioned the drive aisle and thought it was too tight of a space. He thought the main home was too close to the Lake Trail. Mr. Corey thought the garden was too large. He was not supportive of the project, based on the site plan.

Ms. Shiverick thought the style of the garage varied too much from the main house. The two buildings did not have the same look. She preferred the old entry to the garage in lieu of the proposed. Ms. Shiverick said the garage seemed too flat. She was not in favor of the entry to the garage; she preferred the previous entrance with columns. She suggested moving the pool on a north/south axis. Mr. Segraves responded the courtyard concept was the desire of Ms. Pearl. The proportions of the house were very similar to what existed.

Ms. Grace also thought the front and rear buildings seem disconnected. She recommended changing the archways on the front building to make them feel a bit lighter.

Mr. Sammons thought the front house could be a little taller. Mr. Segraves responded and stated he was at the height limit. Mr. Sammons questioned the change in roofing material. Mr. Segraves explained the change. Mr. Sammons questioned the fenestration changes and was in favor of the previous arcade, rather than the proposed. Mr. Sammons reviewed the detailing of the project and provided his suggestions.

Mr. Corey thought it would be a major disservice to the Lake Trail if the Commission allowed the proposed placement of this home. He acknowledged the applicant was trying to capture the space in the middle, but believed the design impacted the neighbors.

Motion made by Mr. Martin and seconded by Mr. Corey to deny the project.

Town Attorney Randolph reminded the Commission call for public comment.

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

Motion reiterated by Mr. Martin and seconded by Mr. Corey to deny the project, based on Section 18-205 (a) 1, 2, 3 and 4. Motion carried 5-2, with Ms. Grace and Mr. Karakul dissenting.

There was a short discussion about the Commission's objection to the proposed home and possible new design.

4. **ARC-22-094 249 MONTEREY RD.** The applicant, Michael Peacock, has filed an application requesting Architectural Commission review and approval for the demolition of an existing single-family residence and the construction of a new single-family residence with related hardscape and landscape improvements. (*contd. from 09/27/22*).

Mr. Hodges provided staff comments on the project.

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

Rick Gonzalez, REG Architects, presented the architectural modifications proposed for the new residence. The plan had been completely modified to a Monterey Style house.

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

Ms. Grace thought it was unfortunate that the existing home had not been maintained. Ms. Grace asked to see the site plan for the project. Mr. Gonzalez showed the site plan. Ms. Grace thought the increase of the house was significant.

Mr. Corey inquired further about the site plan and the setbacks of the surrounding homes. Mr. Gonzalez responded. Mr. Corey was in favor of the landscape plan. Mr. Corey was in favor of the Monterey style but thought the wing over the garage should be subservient to the main house. He also questioned the size of the window over the garage. He liked the previous design, which featured a variety of one- and two-story elements.

Ms. Grace questioned some of the items outlined in the staff memo. She thought the house seemed too large and recommended recessing the garage element behind the main home.

Ms. Shiverick agreed with the comments about the garage element. She believed

this section of the home should be restudied. She introduced the idea of adding wood on the second floor, to which Mr. Gonzalez indicated his client was against. Otherwise, she was in favor of the design.

Mr. Connaughton thought the west side of the home should be reduced. She advocated for saving the existing home.

Mr. Karakul agreed the garage area should be restudied as well as some of the proportions of the fenestration. He thought the design and the landscape was sensitive to the street.

Mr. Martin recommended changing the garage doors to a white color. He inquired about the roofing material. Mr. Gonzalez responded.

Mr. Sammons suggested the center piece of brick could be more narrow rather than copied exactly from the existing structure. He felt there were two different scales on the home and that could be improved. The project would be much improved if the scale of the old house design were slightly expanded. The upstairs windows could be wider, which would dominate the façade in a better way versus having the garage dominate the design. The brick needed to be positioned lower and possibly not all the way across the garage bay. If the brick were lowered significantly, it would help the overall façade of the structure. The building needed to be modified so the sections appear more balanced. Mr. Sammons suggested the bottom floor remain as is, but the inflation in width and height would need to occur for balance. He reiterated the original façade could not simply be copied since the two sections did not work together.

Mr. Sammons called for public comment.

David Kelso, 255 Monterey Road, had submitted a letter in opposition to this proposal. He stated his objections to the proposed home.

Motion made by Mr. Corey and seconded by Ms. Grace to defer the project to the December 16, 2022, meeting, considering the comments from the Commissioners as well as Mr. Kelso. Motion carried unanimously, 7-0.

Please note: A short break was taken at 10:50 a.m. The meeting resumed at 11:09 a.m. Mr. Martin returned at 11:14 a.m. Mr. Karakul returned at 11:16 a.m.

5. **ARC-22-123 (ZON-22-078) 231 BRADLEY PL. (COMBO)** The applicant, Bradley Palm LLC, has filed an application requesting Architectural Commission review and approval for exterior design modifications and additions to the existing two-story office building including façade alterations and the construction of a new second floor balcony and new exterior stair, including variances from the parking requirements, setback requirements and lot coverage requirements. The variance and Special exception with site plan review portion of the application shall be reviewed by Town Council. *(contd. from 09/27/22).*

Mr. Hodges provided staff comments on the project.

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

M. Timothy Hanlon, attorney for the applicant, provided an overview of the project and discussed the approval from the Town Council. He also discussed Council President Pro Tem Lindsay's suggestion for ARCOM to review the Ficus material proposed.

Pablo Garcia, Gensler, presented the architectural modifications for the front façade of the commercial building. Mr. Garcia presented alternate elevations of the front façade on the overhead projector.

Jonathan Hague, Kimley-Horn, presented the options for different trees being proposed for the site.

Mr. Sammons wondered if the Ficus trees had to be removed. Mr. Hanlon stated the applicant was happy to leave them, but the decision should be left to staff.

Mr. Corey agreed with Mr. Sammons' recommendation and suggested adding a Buttonwood as the fourth tree.

Mr. Karakul thought the options were the best the Commission had seen.

The Commissioners reviewed options A & B for the front façade.

Ms. Connaughton wondered if the front entry was pushed back. Mr. Garcia stated the entry was pushed back one foot.

Mr. Hodges inquired about the roof pitch proposed. Mr. Garcia stated the roof pitch was a 4/12.

Mr. Sammons called for public comment.

Anne Metzger, 277 Esplanade Way, expressed her appreciation for the efforts of the professionals.

Bill Metzger, 277 Esplanade Way, agreed that the Buttonwood tree was a nice material to be planted.

Mr. Corey asked the Metzgers their opinion on whether the trees should be pruned or left to grow. Mr. Metzger agreed the trees should be left to grow.

Motion made by Mr. Karakul and seconded by Ms. Grace to approve the project as presented, with front façade Option A, to include the extended roof pitch, and the addition of a Buttonwood Tree, with the option to let the trees

grow. Motion carried unanimously, 7-0.

6. **ARC-22-126 (ZON-22-088) 240 OLEANDER AVE. (COMBO)** The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story apartment building and the construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring variances due to deficient lot area and depth in the R-C zoning district and not provide required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. *(contd. from 08/24/22).*

Please note: This item was deferred to the November 18, 2022, meeting at Item V., Approval of the Agenda.

7. **ARC-22-136 (ZON-22-101) 980 S. OCEAN BLVD. (COMBO)** The applicant, 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC (JANE HOLZER), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and two-story accessory structure and the construction of a new two-story residence with basement on a lot deficient in width and lot area requirements the R-A Zoning District with related landscape and hardscape improvements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. *(contd. from 09/28/22).*

Please note: This item was deferred to the November 18, 2022 meeting at Item V., Approval of the Agenda.

8. **ARC-22-142 232 MOCKINGBIRD TR.** The applicant, The Beach House Trust, has filed an application requesting Architectural Commission review and approval for the demolition of an existing 3,371 square foot residence. Construction of a new two-story 4,629 square foot residence with associated landscape and hardscape. *(contd. from 07/27/22).*

Please note: This item was deferred to the November 18, 2022 meeting at Item V., Approval of the Agenda.

9. **ARC-22-148 (ZON-22-105) 150 SEMINOLE AVE. (COMBO)** The applicant, James Lansing and Haviva D. Langenauer, as Trustee of the Haviva D. Langenauer Trust u/a/d/8/10/92, has filed an application requesting Architectural Commission review and approval for a demolition and redesign of the southern portion of the existing two-story residence, a redesign of all facades, the construction of an approximately 680 SF addition to the second story, and new pool, and new hardscape and landscape, requiring variances to maintain existing nonconforming setbacks with more than 50% demolition of a nonconforming structure as part of a renovation. Town Council will review the variance portion of the application. *(contd. from*

09/28/22).

Please note: This item was deferred to the November 18, 2022, meeting at Item V., Approval of the Agenda.

10. **ARC-22-153 243 SEASPRAY AVE.** The applicant, 243 Seaspray LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new single-family residence in the Island Transitional Style. (*contd. from 07/27/22*).

Mr. Hodges provided staff comments on the project.

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

Gregory Bonner, B1 Architects, presented the architectural modifications proposed for the new residence.

Mr. Sammons called for public comment.

Anne Pepper, 333 Seaspray Avenue, did not believe the photographs shown represented the character of the street. She expressed her objections to the proposed home and thought it lacked character.

Mr. Sammons reviewed the streetscape and wondered why the existing home could not be used in the new design. He thought the home was the best representation of a Mediterranean home on the street. He felt the existing house was an anchor house on the street.

Chris Deitz, representative of the owner of the property, discussed the owner's intention with the design. He said currently, the property was not functional.

Mr. Sammons stated he understood Mr. Deitz's comments but added that the new home was so much bigger and did not resemble any portion of the existing home.

Ms. Grace discussed the section of the ordinance that referenced similarity within 200 feet of the property. She thought that many of the reference homes shown were not within 200 feet. Many of the homes within 200 feet were Mediterranean style. She did not believe the proposed home would fit onto the street. She did appreciate the Porte cochere. She was not in favor of the British Colonial Style.

Ms. Shiverick thought the design was entirely wrong for the street.

Mr. Corey stated he would support a motion to deny. He thought the plans were lacking. He questioned the scale of the home and added the proposed would do a disservice to the neighborhood.

Ms. Connaughton agreed that the home did not fit in the neighborhood. She

thought the home was excessively dissimilar.

Ms. Grace suggested an exact replica of the home for the new design.

Mr. Sammons stated he could not support this project as presented. He felt the house, as proposed, would change the street. It would no longer feel like a 1920's street and would do irreparable harm to the character of the street.

Motion made by Ms. Shiverick and seconded by Mr. Corey to deny the project, based on Section 18-205 (a) 6a, 6b, 6c, 6e, 6f and 6g. Motion carried unanimously, 7-0.

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

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the new pavilion.

Mr. Sammons thought the chamfered sides were good. He questioned the balance between the top of the pavilion and its supports. He provided guidance for the size of the columns.

Mr. Corey recommended resizing the columns.

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

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented with the condition that the columns on the pavilion shall be thinned at the bottom. Motion carried unanimously, 7-0.

12. **ARC-22-097 142 PERUVIAN AVE.** The applicant, Susan & Robert Taylor, has filed an application requesting Architectural Commission review and approval for the replacement of two pedestrian courtyard gates on a two-story condominium building. (*contd. from 08/24/22*).

Please note: This item was deferred to the November 18, 2022, meeting at Item V., Approval of the Agenda.

13. **ARC-22-160 269 JAMAICA LN.** The applicant, Marrano Holdings 2022 INC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with hardscape and landscape improvements. (*contd. from 09/28/22*).

Mr. Hodges provided staff comments on the project.

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

David Gengler, Gengler Architecture, Dailey Janssen Architects, presented the architectural modifications proposed for the new pavilion.

Leah Heinzelmann, Coteleur & Hearing, presented the landscape and hardscape plans proposed for the site.

Ms. Grace said the project needed a major study. She did not believe there were enough changes since the initial presentation. She also believed the style of the home did not fit well into the neighborhood.

Mr. Corey welcomed the new landscape architects. He indicated that the Town did not allow Ficus Benjamina. He expressed his objections to the Royal palm trees in the rear of the yard. He thought the house was too big and the proportions of the home would dominate the street. Mr. Corey acknowledged the changes but did not believe the changes were significant.

Mr. Shiverick agreed that the house was too massive; she recommended a smaller or more cottage type home. She preferred the old entry. The lanterns or finials on the sweeping open arms were too much. Ms. Shiverick questioned the number of types of hedges proposed. She thought the landscaping was too busy.

Mr. Karakul agreed with the other Commissioners. He thought the entry feature was too large; he provided suggestions to rework the entrance. There had to be a way to maintain the size, but to break up the façade.

Ms. Connaughton recommended a mix of one- and two-story elements. She recommended moving the garage to the rear of the home. She requested to see precedent images in the next presentation.

Mr. Sammons expressed his objections to the large garage element. He said the garage bay was too large and no attempt had been made to adjust the size or appearance in size of the garage. He suggested moving the bay back and providing a bump-out for a more balanced façade. Mr. Sammons said absolute symmetry seemed to destroy the total design. He said the whole scale of the house needed to come down.

Mr. Sammons called for public comment.

James Wearn, 260 Jamaica Lane, expressed his objections to the proposed project. He stated in August, four of the neighbors made an objection to the initial application. The elements to which they objected were mass, height and architecture. Mr. Wearn felt very little had been done to modify the project.

Motion made by Ms. Grace and seconded by Mr. Karakul to defer the project to the November 18, 2022 meeting, considering the comments of the Commissioners as well as the neighbor. Motion carried unanimously, 7-0.

14. **ARC-22-169 625 CREST RD.** The applicant, 625 Crest Road LLC, has filed an application requesting Architectural Commission review and approval for construction of a new two- story residence. (*contd. from 09/28/22*).

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members.
Please note: Mr. Sammons disclosed a conflict of interest for the project and left the dais during the discussion of the project.

Ben Sachs, Workshop APD, presented the architectural modifications proposed for the front faced of the residence. He presented several options for the new façade.

Mr. Corey was in favor of option B. He thought it was a nice design.

Ms. Grace was not in favor of the flat entablature.

Ms. Connaughton asked about the material for the flat roof. Mr. Sachs responded and explained the design. She found the flat entablature was a bit awkward.

Mr. Martin was in favor of option D.

Mr. Karakul preferred option A or B.

Ms. Shiverick preferred option D. She found it was a nod to the southern element of the home.

Motion made by Ms. Shiverick and seconded by Mr. Martin to approve the project with option D. Motion carried 4-2, with Messrs. Corey and Karakul dissenting.

Please note: The Commission broke for lunch at 12:51 p.m. The meeting resumed at 2:00 p.m.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-188 (ZON-22-143) 266 ORANGE GROVE RD. (COMBO)** The applicant, Olofson Jeanne H Trust, has filed an application requesting Architectural

Commission review and approval for modifications to an existing landscape plan including the removal of all non-permitted artificial turf resulting in an after-the-fact variance from the landscape open space requirements of the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

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

Mr. Karakul thought the changes were a big improvement and would support the project.

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

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

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

2. **ARC-22-209 (ZON-22-146) 1020 N LAKE WAY (COMBO)** The applicant, Robert Morse, has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing single-family residence, including the modifications to and enlargement of an existing rear loggia, including a variance to exceed allowable lot coverage. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

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

Ms. Shiverick was happy to see the home stay intact. She thought the changes were minor but would miss the awning. She stated she preferred the mullioned doors in the rear of the home. She inquired about the change to lot coverage. Mr. Perry responded.

Ms. Grace inquired about the second story windows. Mr. Perry stated the windows were existing copper dormers. Ms. Grace inquired about the color of the

roof materials. Mr. Perry responded and stated it was almost identical to the existing materials.

Mr. Corey inquired about the size of the loggia proposed. Mr. Perry responded and explained the size of the loggia. Mr. Corey inquired about the size of the newly proposed doors on the west elevation. Mr. Perry responded and explained the new doors were slightly thinner.

Mr. Sammons expressed concern for the fenestration changes on the main block of the home. He also expressed concern for the size of the doors on the wings of the home.

Mr. Corey provided a suggestion for the doors on the wings of the home. He thought two doors on the rear of the home were sufficient.

Mr. Karakul wondered how the interior of the home related to the doors on the rear of the home. Mr. Perry responded and explained the reason for the design.

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

Motion made by Mr. Corey and seconded by Ms. Grace to approve the project with the condition that the fenestration on the west elevation would return to the November 18, 2022, meeting.

Mr. Karakul was in favor of the triple doors in the library.

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

Motion carried unanimously, 7-0.

3. **ARC-22-213 (ZON-22-139) 144 CHILEAN AVE. (COMBO)** The applicant, Allen Perl, as Trustee of the 144 Chilean Trust dated April 13, 2022, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single family residence with hardscape and landscape, requiring special exception with site plan review for a lot deficient in width, and variances for lot coverage, overall landscaped open space, and cubic content ratio (CCR). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members.
Please note: Mr. Sammons and Ms. Shiverick disclosed a conflict of interest for the project and left the dais during the discussion of the project.

Jaime Torres-Cruz, Fairfax & Sammons, presented the architectural plans proposed for the new residence.

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

Mr. Corey called for public comment.

John Eubanks, on behalf of the owners at 136 Chilean Avenue, provided his objections to the new residence and added that he did not believe the home met the standards of the ARCOM ordinance.

Daniel Fairbanks, 136-138 Chilean Avenue, expressed his objections to the proposed project.

Mr. Corey thought the house was a gem and well executed. However, he thought the home was too big for the site and needed to be scaled down. He thought the CCR and bulk needed to be reduced.

Ms. Connaughton asked Mr. Fairbanks if the home would negatively impact him. Mr. Fairbanks discussed how the home would negatively impact him. Ms. Connaughton thought the home was beautiful and wondered if the design would be impacted if scaled down. Ms. Connaughton thought the professional could add more landscaping between the proposed and the neighboring homes for screening.

Mr. Martin thought the home was the most exquisite home that the Commission had reviewed. Mr. Martin thought the home would be a gift to the street.

Ms. Grace thought the home was very attractive. She thought the home would look large from the street, but she did not believe the lot coverage was excessive. She questioned if the proposed CCR could be reduced.

Mr. Karakul thought the home was a very handsome structure with superior materials. He recommended reducing the house slightly and adding screening for the neighbor's pool. He thought the home would enhance the street.

Mr. Corey agreed with Mr. Karakul, but he believed the house design could be reworked with a reduction in size. He did not like that there was no landscaping between this house and the neighbor's house.

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project to the November 18, 2022 meeting, taking into consideration the comments from the Commissioners. Motion carried 4-1, with Ms. Connaughton dissenting.

4. **ARC-22-214 726 HI MOUNT RD.** The applicant, Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval

for the installation of solar panels on the roofs of an existing two-story residence.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members.
Please note: Mr. Sammons disclosed a conflict of interest for the project and left the dais during the discussion of the project.

Jaime Torres-Cruz, Fairfax & Sammons, presented the architectural plans proposed for the new residence.

Ms. Churney called for public comment. No one indicated a desire to speak.

Mr. Karakul was supportive of the project.

Ms. Grace said generally when solar panels were reviewed, the Commission wanted to make sure they would not be visible.

Ms. Shiverick thought the solar panels on a design as this seemed incongruent. However, she felt the architects did a good job disguising them.

Motion made by Mr. Karakul and seconded by Ms. Grace to approve the project as presented. Motion carried unanimously, 6-0.

5. **ARC-22-216 (ZON-22-140) 248 COLONIAL LN. (COMBO)** The applicant, 306 Livingston Street Holdings I, LLC (Matthew Mirones), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence including variances (1) to not provide required garage enclosure for two vehicles, (2 and 3) and locate a generator in a setback which is higher than allowed and not adequately screened, in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to the Special Exception w Site Plan Review and Variance relief for approval.

Ms. Pardue provided staff comments on the project.

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

Maura Ziska, attorney for the applicant, provided an overview of the project and advocated for a positive recommendation to the Town Council.

Robert Pilla, Wadia Associates, presented the architectural plans proposed for the new residence.

Grace Walton, Environment Design Group, presented the landscape and hardscape plans proposed for the site.

Ms. Grace asked for clarification on the variance request. Mr. Pilla responded.

Ms. Grace questioned whether the style house would fit into the neighborhood. She felt this structure did not contribute to the charm of the area.

Ms. Shiverick thought the home was distinctive and interesting; however, she wondered if the home fit in on Colonial Lane because the rest of the homes along Colonial Lane are very understated. She thought its dominance and prominence would negatively affect the street.

Ms. Connaughton agreed with Ms. Shiverick. She liked the design but thought the location was not appropriate.

Mr. Corey agreed with other members. He was in favor of the home but thought it was too large for the street. He also thought the landscaping was too bare in the rear of the home.

Mr. Sammons pointed out issues with the roof and the size of the home. He questioned the style for the street and thought the main house was huge. Mr. Sammons asked if one part of the house could be pushed back, and Mr. Pilla responded. Mr. Sammons added the front window above the door was too wide in comparison with the rest of the structure.

Mr. Karakul pointed out some of the details that could use some restudy.

Mr. Corey thought the variance for the garage was adding beauty; he thought the garage was infinitely charming. However, the house next to the garage was out of scale with the proposed project.

Ms. Grace thought the style of the home did not fit into the neighborhood.

Ms. Connaughton stated it seemed the elevation of the house was misleading for the plan. She thought the proportions were problematic when viewed from the side elevations.

Mr. Sammons called for public comment.

Candace Barasch, 239 Monterey Road, did not believe the home fit into the charm of the neighborhood. There are two waterfall features that could be very noisy. She also expressed concern for the lack of landscaping in the rear of the home.

Motion was stated by Ms. Grace and seconded by Mr. Corey to defer the project until the December 16, 2022, meeting to allow time for consideration of the comments made by the Commission.

E. MINOR PROJECTS – OLD BUSINESS
None

F. MINOR PROJECTS – NEW BUSINESS

1. **ARC-22-218 2335 S OCEAN BLVD.** The applicant, Tres Vidas of Palm Beach Inc, has filed an application requesting Architectural Commission review and approval for exterior modifications to some townhouse units (12) in the townhouse PUD development, specifically the installation of decorative wood panel finishes on buildings A, C and D.

Ms. Pardue provided staff comments on the project.

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

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications to the existing townhomes.

Mr. Sammons stated he would not be opposed to seeing natural material to soften the project.

Ms. Shiverick inquired if there was a homeowner's association that developed the idea of the change.

Michael Reiter, owner, and President of Tres Vidas Homeowners Association discussed how the owners came up with the proposed architectural plans.

Ms. Grace stated the Commission would be looking for uniformity on the project.

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

2. **ARC-22-224 111 EL BRILLO WAY** The applicant, 111 El Brillo Way, LLC. (Evan Yurman), has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing single-family residence, including modifications to the front door, railings, and gates.

Ms. Pardue provided staff comments on the project.

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

Rich Leja, ACI, presented the architectural modifications to the existing residence.

Mr. Corey thought the original design was better for this house. He was not a fan of the front door.

Ms. Shiverick thought the changes were taking the style into an art deco direction. She did not believe the changes belonged on the established home.

Mr. Karakul thought the railing seemed busy for the home. He also questioned the number of awnings being proposed.

Mr. Sammons said the front door needed to be improved. He thought it looked like a basic colonial front door but thought it could be fixed easily. He also thought the metal railings were acceptable.

Motion made by Ms. Grace and seconded by Mr. Corey to defer the project to the November 18, 2022 meeting. Motion carried unanimously, 7-0.

Ms. Shiverick asked Mr. Leja to bring a picture of the existing house to the November 18, 2022, meeting.

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
There were no comments heard at this time.
2. Staff
There were no comments heard at this time.
3. Commission
There were no comments heard at this time.

X. NEXT MEETING DATE: Friday, November 18, 2022

XI. ADJOURNMENT

Motion made by Mr. Corey and seconded by Mr. Karakul to adjourn the meeting at 3:58 p.m. The meeting was adjourned without the benefit of a roll call.

The next meeting will be held on Friday, November 18, 2022, at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,


Richard Sammons, Vice Chairman
ARCHITECTURAL COMMISSION

kmc

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: ARC-22-032 1237 N. Lake Way

Address: 1237 N. Lake Way

Applicant: Frank and Geryl Pearl

Architect: Patrick Segraves / SKA Architect + Planner

Project Description: New 5800 SF two story residence and two story accessory structure in modern/classical style of architecture

The above request has been denied by the Architectural Review Commission for the following reasons:

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☒ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☐ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☒ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ☒ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

— (6) The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

— (7) The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

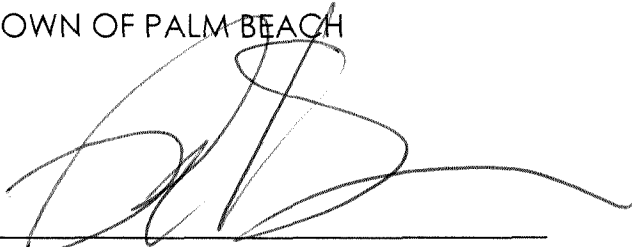
- ___ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ___ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on Oct. 26, 2022

TOWN OF PALM BEACH



Vice

Chairman, Architectural Commission

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: ARC-22-153, 243 Seaspray Avenue

Address: 243 Seaspray Avenue

Applicant: 243Seaspray LLC

Architect: Gregory Bonner, B1 Architects

Project Description: New Single Family residence in the Island Transitional Style

The above request has been denied by the Architectural Review Commission for the following reasons:

- ___ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ___ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ___ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ___ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ___ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

✓
— (6)

The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- (a.) Height of building or height of roof.
- (b.) Other significant design features including, but not limited to, materials or quality of architectural design.
- (c.) Architectural compatibility.
- d. Arrangement of the components of the structure.
- (e.) Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- (f.) Diversity of design that is complimentary with size and massing of adjacent properties.
- (g.) Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

— (7)

The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

- ___ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ___ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on Oct. 26, 2022

TOWN OF PALM BEACH


Vice Chairman, Architectural Commission

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

LAST NAME—FIRST NAME—MIDDLE NAME Sammons, Richard	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Commission
MAILING ADDRESS 455 Worth Avenue	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY Palm Beach	COUNTY Palm Beach
DATE ON WHICH VOTE OCCURRED October 26, 2022	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Richard Sammons, hereby disclose that on October 26, 20 22 :

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

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

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

Continuing Conflict

ARC-22-169

625 Crest Rd.

*-He designed the home and
cannot be impartial*

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

Date Filed

10/26/22

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 Shiverick, Betsy	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Commission
MAILING ADDRESS P.O. Box 2589	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY Palm Beach	COUNTY <i>Palm Beach</i>
DATE ON WHICH VOTE OCCURRED October 26, 2022	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Betsy Shiverick, hereby disclose that on October 26, 20 22 :

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

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

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

ARC-22-213

144 Chilean 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.

10/26/22

Date Filed



Signature

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

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Sammons, Richard</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Review Commission</i>	
MAILING ADDRESS <i>455 Worth Ave</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Beach</i>	COUNTY <i>Palm Beach</i>	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>October 26, 2022</i>		NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Richard Sammons, hereby disclose that on Oct. 26, 2022:

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

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

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

ARC-22-214
726 Hi-Mount Rd.
Continuing Conflict

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

Date Filed

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 Sammons, Richard	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Commission
MAILING ADDRESS 455 Worth Avenue	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED October 26, 2022	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Richard Sammons, hereby disclose that on October 26, 20 22 :

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

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of 144 Chilean Trust, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

ARC-22-213
144 Chilean 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.

10/26/22
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.