

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, JUNE 29, 2022

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

I. CALL TO ORDER

Chair Smith called the meeting to order at 9:00 a.m.

II. ROLL CALL

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT
John David Corey, Member	PRESENT
Maisie Grace, Member	PRESENT
Betsy Shiverick, Member	ABSENT (Unexcused)
Thomas Kirchhoff, Member	ABSENT (Unexcused)
Kenn Karakul, Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT
Elizabeth Connaughton, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	PRESENT (Arrived at 9:23 a.m.)

Please note: Ms. Connaughton and Mr. Floersheimer voted in the absence of Ms. Shiverick and Mr. Kirchhoff.

Staff Members present were:

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

III. PLEDGE OF ALLEGIANCE

Chairman Smith led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE MAY 25, 2022 MEETING

Motion made by Mr. Corey and seconded by Ms. Grace to approve the minutes from the May 25, 2022 meeting as amended. Motion carried unanimously, 7-0.

V. **APPROVAL OF THE AGENDA**

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

Withdrawal of ARC-22-001 (ZON-22-033) 108 El Mirasol

Deferral of ARC-22-029, 411 Brazilian Avenue to the July 27, 2022 Meeting

Deferral of ARC-21-038 (ZON-21-002) 218 Royal Palm Way to the July 27, 2022 Meeting

Deferral of ARC-22-072 (ZON-22-083) 965 N. Ocean Blvd. to the July 27, 2022 Meeting

Deferral of ARC-22-099 (ZON-22-065) 360 El Brillo Way to the July 27, 2022 Meeting

Move ARC-22-113 (ZON-22-074) 133 Gulfstream Rd. to Minor Projects, New Business

Withdrawal of ARC-22-121 (ZON-22-077) 304 Garden Road

ARC-22-129, 515 N Lake Way would be heard immediately following the lunch break.

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to approve the agenda as amended. Motion carried unanimously, 7-0.

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

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

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

Mr. Corey was supportive of digital mini sets. Ms. Grace was in favor of keeping the paper mini sets.

VIII. **DISCUSSION ITEM**

1. Project Designation Manual Matrix

Mr. Murphy discussed the proposed changes for the project designation manual. He outlined the major changes that would affect the projects being reviewed by staff as well as the Commission. He indicated that the Town Council would approve the changes at their July 13, 2022 meeting.

Mr. Bergman reviewed the new House Bill 423 and discussed how it removed the Commission's review of any demolition application in the Town. He stated the standard review provided by the Commission would now move to staff. Mr. Bergman answered any questions by the Commissioners.

Mr. Floersheimer inquired about the pagoda, which was donated to the Town by the owner at 60 Blossom Way. He requested that the Town Council and staff find a place in the Town for the structure.

Ms. Grace recalled in previous years, the Commission voted against allowing the Chair to hold a higher position in reviewing projects with staff. She indicated her opposition to this idea and explained her views. She expressed her reservations for allowing neighbors to assist in the approval of projects as well.

IX. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-21-040 (ZON-21-006) 164 SEASPRAY AVE. (COMBO) – VARIANCES** The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story home designed in the Classical Style and related site improvements, including variances for side yard setbacks as they pertain to the new residence on a nonconforming lot. Town Council shall review the variance portion of the application. The application will require special exception and site plan reviewed by Town Council.

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

2. **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.

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

3. **ARC-22-109 854 S. COUNTY RD.** The applicant, Todd Glaser, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence.
4. **ARC-22-110 221 EL VEDADO RD.** The applicant, Singer Addition Land Trust Denning Alexandra C TR, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing two-story residence.
5. **ARC-22-112 1464 N. OCEAN BLVD.** The applicant, Evan and Manuel Castelo, have filed an application requesting Architectural Commission review and approval for an additional driveway entry and modification to previously approved pool entry steps.

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

6. **ARC-22-124 124 AUSTRALIAN AVE.** The applicants, William and Angela Cruger, have filed an application requesting Architectural Commission review and approval for exterior alterations to an existing single-family residence and landscape and hardscape improvements.
7. **ARC-22-128 258 LIST RD.** The applicant, Beth Martignetti, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story residence including a new entry portico.

Motion made by Mr. Corey and seconded by Mr. Floersheimer to approve the consent agenda as amended. Motion carried unanimously, 7-0.

Please note: This approval did not include the following projects: ARC-21-040, 164 Seaspray Avenue, ARC-22-097, 142 Peruvian Avenue and ARC-22-112, 1464 N. Ocean Blvd.

B. ITEMS PULLED FROM CONSENT

1. **ARC-21-040 (ZON-21-006) 164 SEASPRAY AVE. (COMBO) – VARIANCES** The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story home designed in the Classical Style and related site improvements, including variances for side yard setbacks as they pertain to the new residence on a nonconforming lot. Town Council shall review the variance portion of the application. The application will require special exception and site plan reviewed by Town Council.

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

Ms. Grace outlined her questions about the project.

Pat Segraves, SKA Architect + Planner, presented the architectural plans for the window change.

Ms. Grace stated that she preferred the round window.

Mr. Karakul questioned the columns on the east elevation. Mr. Segraves responded and discussed the changes that were to be reviewed.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the project without the window in the gable. Motion failed 3-4, with Mses. Grace, Connaughton, and Messrs. Sammons and Floersheimer dissenting.

Motion made by Mr. Floersheimer and seconded by Ms. Grace to approve the project as presented. Motion carried 4-3, with Messrs. Corey, Karakul and Sammons dissenting.

2. **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.

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

Ms. Grace outlined her questions and concerns for the project, particularly to the attractiveness of the gate.

Mr. Sammons expressed a concern for the balusters and the window.

Susan Taylor, homeowner, presented the architectural plans for the change to the courtyard gates.

Motion made by Ms. Grace to defer the project for one month, to the July 27, 2022 meeting. Motion failed for lack of a second.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the project as presented. Motion failed 3-4, with Messrs. Sammons, Floersheimer and Mses. Grace and Connaughton dissenting.

Motion made by Ms. Grace and seconded by Mr. Sammons to deny the project at 142 Peruvian Avenue, based on criteria 1 in Section 18-205. Motion failed 3-4, with Messrs. Smith, Floersheimer, Karakul and Corey dissenting.

Motion made by Mr. Corey and seconded by Mr. Floersheimer to defer the project for one month, to the July 27, 2022 meeting, to allow the applicant to return with historical photographs and drawings for the property. Motion carried unanimously, 7-0.

3. **ARC-22-112 1464 N. OCEAN BLVD.** The applicant, Evan and Manuel Castelo, have filed an application requesting Architectural Commission review and approval for an additional driveway entry and modification to previously approved pool entry steps.

Dustin Mizell, Environment Design Group, requested that the project be heard after lunch to allow his client to attend the meeting.

The consensus of the Commissioners was to hear the item immediately following lunch.

Please note: This item was heard at 12:52 p.m., prior to the lunch break.

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

Ms. Grace outlined her questions about the project.

Dustin Mizell, Environment Design Group, introduced the traffic engineer that studied the safety issues for the site.

Chris Heggen, engineer with Kimley Horn, explained the traffic safety issues and explained the reasons the proposed plan was optimal for safety.

MJ Castello, owner, discussed the reasons for the circular drive and double curb cuts proposed.

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

Mr. Sammons inquired about the width of the driveways. Mr. Mizell responded.

Mr. Floersheimer inquired if there were any additional areas in the front where the hardscape could be reduced. Mr. Mizell responded.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the project as presented. Motion carried 6-1, with Ms. Grace dissenting.

C. MAJOR PROJECTS – OLD BUSINESS

1. **B-065-2021 7 OCEAN LN.** The applicant, 7 Ocean Lane LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with pool, hardscape, and landscape on a vacant site.

Mr. Hodges provided staff comments on the project.

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

Rafael Portuondo, Portuondo Perotti Architects, presented the architectural plans for the proposed new residence.

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

Jamie Crowley, attorney for the applicant, stated that they had the safety of the driveway evaluated. He read the report into the record and added that the proposed met all the aspects of the Code.

Mr. Karakul thought the landscaping was better. He asked about the cladding proposed for the front door and asked where any additional cladding was proposed. Mr. Portuondo responded. Mr. Karakul inquired about the location and color of the proposed metal. Mr. Portuondo responded. Mr. Karakul wondered if the circles on the side of the gates were overwrought. Mr. Portuondo responded and explained the design.

Ms. Grace was in favor of the landscape changes. She believed the home design seemed heavy and seemed like a fortress. She questioned the style of the home in its location.

Mr. Sammons was in favor of the design. He recommended elongating the eaves, he recommended providing a bit of relief to the size of the masonry

blocks by breaking them up. He expressed concern for the front entrance and suggested narrowing the entrance. Mr. Portuondo responded.

Mr. Corey still found the house a bit heavy; however, he thought the design superlative. Mr. Corey inquired about the design of the front door. Mr. Portuondo explained the design. A discussion ensued about the front door design. Mr. Corey liked the portholes in the walls but suggested making them smaller. He thought the front entry was a bit heavy. He agreed with Mr. Sammons's comments about the eaves.

Ms. Connaughton commented on the elements that were changed.

Mr. Smith called for public comment.

John Eubanks, on behalf of neighbor Elizabeth Ailes, advocated for the proposed design.

Motion made by Mr. Sammons and seconded by Mr. Karakul to approve the project as presented with continuing refinement of the design. Motion carried 6-1, with Ms. Grace dissenting.

2. **ARC-22-001 (ZON-22-033) 108 EL MIRASOL (COMBO)** The applicant, ANK Palm Beach LLC (Anand "Andy" Khubani, Managing Member), has filed an application requesting Architectural Commission review and approval of a new two-story residence designed in Contemporary Classicism style containing 15,446 SF and a 6,750 SF below grade basement/parking garage, and landscaping. Town Council to review the variance portion of the application.

Please note: This item was withdrawn at Item V., Approval of the Agenda.

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

Please note: This item was deferred to the July 27, 2022 meeting at Item V., Approval of the Agenda.

4. **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.

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 an overview of the changes that had been made since the last presentation.

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications proposed for the additions.

Cory Meyer, Nievera Williams Design, discussed the landscape and hardscape changes proposed for the site.

Mr. Floersheimer appreciated the lower guesthouse design; however, he found the house too wide and thought it could be reduced. He was not in favor of the glass transoms. He also inquired about the grade changes between the proposed and neighboring properties. He asked to see the proposed roofline in comparison to the neighboring properties. Mr. Segraves discussed the overall height of the home.

Ms. Grace was in favor of the changes and the front entrance. She thought it fit better into the neighborhood. She requested to see fenestration changes on the west elevation of the main house.

Mr. Karakul thought the upper windows were still problematic. He liked the width of the entry building. He thought the project was progressing in a positive direction. Mr. Segraves agreed with Mr. Karakul's comments about the second-floor windows.

Mr. Corey was in favor of the garden and thought the entry space was nice. However, he expressed concerns about the overall architecture. He asked whether a gutter was proposed for the design. Mr. Clavijo responded. Mr. Corey suggested the entry building looked a bit institutional and closed off from the street. He questioned the fenestration on the main home as well as the columns.

Mr. Sammons was in favor of the home but agreed the previously proposed second floor windows were better. He thought the detailing on both buildings needed to be restudied and refined.

Mr. Smith was happy to see the second floor of the guest home removed. He questioned the front entry design.

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

Motion made by Mr. Floersheimer and seconded by Mr. Sammons to defer the project for one month, to the July 27, 2022 meeting, with a

direction to refine the details in the design. Motion carried 6-1, with Mr. Karakul dissenting.

5. **ARC-21-038 (ZON-21-002) 218 ROYAL PALM WAY (COMBO)** The applicant, 218 Holdings LLC (Susan Hudson, Manager) has filed an application requesting Architectural Commission review and approval for the expansion of a third floor to an existing three-story building including variances from the parking, generator and wall height, and setback requirements. Town Council shall review the variance portion of the application. The application will require special exception and site plan reviewed by Town Council.

Please note: This item was deferred to the July 27, 2022 meeting at Item V., Approval of the Agenda.

Please note: A short break was taken at 10:22 a.m. The meeting resumed 10:36 a.m. Mr. Martin returned at 10:41 a.m.

6. **ARC-22-040 (ZON-22-037) 60-70 BLOSSOM WAY (COMBO)** The applicant, Blossom Way Holdings LLC, and Providencia Partners LLC (Maura Ziska, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a combined 50,000+ sq. ft two-story main house and two-story guest house with associated hardscape, landscape, and site improvements. Town Council will perform Site Plan Review for the installation of a generator.

Mr. Hodges provided staff comments on the project.

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

Dan Kahan, Smith and Moore Architects, Inc., presented the renewal of the demolition requests for 10 and 70 Blossom Way.

Motion made by Mr. Floersheimer and seconded by Mr. Corey to renew approve of the demolition requests for 10 and 70 Blossom Way. Motion carried unanimously, 7-0.

Jim Olson, Olson Kundig, provided photographs of three locations for design inspirations for the proposed home.

Dan Kahan, Smith and Moore Architects, Inc., presented the architectural plans for the proposed new residence.

Shilpa Stoev, Stoev, presented the landscape and hardscape design for the site.

Mr. Smith called for public comment.

M. Timothy Hanlon, attorney for the neighbors for 1236 N. Ocean Blvd, stated objections to the home on behalf of his clients, which included the size of the home and the location of the beach easement.

Maura Ziska, attorney for the owner, indicated that the beach easement was not under the purview for the Commissioners.

Town Attorney Randolph stated that the beach easement issue was resolved with the replat.

Mr. Corey thought the architecture fit the site. He was in favor the proposed was a one-story residence. He was appreciative of the natural materials to be used in the project. Mr. Corey wondered about the amount of native plantings proposed. Ms. Stoev responded. Mr. Corey inquired about the distance of the vehicular gate from the street. Ms. Stoev responded. Mr. Corey thought the gate was a bit institutional.

Mr. Karakul agreed and thought the architecture rivaled some of the best in the world. He thought the project was well done but agreed with Mr. Corey's views for the vehicular gate.

Mr. Floersheimer thought this was a very special project.

Ms. Grace thought the project was attractive. She inquired about the height of the home. Mr. Kahan responded and discussed how much of the home would be seen from the beach. Ms. Grace inquired about the calculations of native plantings proposed. Mr. Stoev responded.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the project as presented. Motion carried 5-2, with Mr. Sammons and Ms. Connaughton dissenting.

7. **ARC-22-075 301 POLMER PARK RD., LOT B** The applicant, 301 Polmer Park LLC (Richard True, Managing Member) has filed an application requesting Architectural Commission review and approval for a new two-story residence with landscape, hardscape, and pool.

Mr. Hodges provided staff comments on the project.

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

Kevin Asbacher, Asbacher Architecture, Inc., presented the architectural plans for the proposed new residence.

Mr. Smith called for public comment.

M. Timothy Hanlon, attorney for the remaining residences on Polmer Park Road, expressed objections to the proposed home on behalf of his clients.

Maura Ziska, attorney for the owner, stated that there was a legal lot split, and the application was properly before the Commission.

Town Attorney Randolph indicated that the project in front of the Commission was to be reviewed based on the criteria set forth in the Code.

Mr. Sammons was in favor of the changes.

Mr. Karakul wondered if the front entrance should be highlighted a bit more than the proposed. Mr. Asbacher responded and explained his design.

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

8. **ARC-22-086 (ZON-22-059) 2219 IBIS ISLE RD. (COMBO)** The applicant, GLOBAL ONE INVESTMENT GROUP LLC (Alfredo Borges), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the Cape Dutch style containing 4100 SF and with new landscaping and hardscape on vacant site. Town Council will review the site plan review portion of the application.

Mr. Hodges provided staff comments on the project.

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

Pat Segraves, SKA Architect + Planner, presented the architectural modifications proposed for the additions.

Cory Meyer, Nievera Williams Design, discussed the landscape and hardscape changes proposed for the site.

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

Mr. Karakul thought the design was better and would fit the site nicely.

Mr. Sammons stated he preferred the masonry arcade rather than the wood corbels.

Mr. Martin asked if the application involved a variance, to which staff replied no.

Ms. Grace was in favor of the changes. She questioned the fenestration on the west elevation and stated she preferred the previous design. Mr. Segraves responded.

Ms. Connaughton questioned the roofline of the home and wondered if the design could be refined.

Mr. Floersheimer inquired about the mechanical equipment location and wondered if it would affect the neighbors. Mr. Segraves responded.

Motion made by Mr. Karakul and seconded by Mr. Sammons to approve the project with the following conditions: the second projecting hip roof shall be eliminated and simplified, and the wood corbels over the front window will be replaced with the masonry arcade as previously proposed. Motion carried unanimously, 7-0.

9. **ARC-22-091 256 MOCKINGBIRD TR.** The applicant, M2B Properties LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new single-family residence designed in a "Cottage" style, with associated pool, hardscape, and landscape improvements.

Mr. Hodges provided staff comments on the project.

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

Gregory Harrison, Harrison Design, presented the architectural modifications for the proposed new residence.

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

Ms. Connaughton thought the sidelights on the front door were too narrow. She recommended increasing the sidelights.

Mr. Corey thought the surround around the front door should be Cypress.

Mr. Sammons provided suggestions to the front door.

Motion made by Mr. Sammons and seconded by Mr. Karakul to approve the project with the following suggestions: the front door shall be painted, the sidelights shall be enlarged, the free board above the front door shall be raised, and the bottom panel on the front door shall be increased. Motion carried unanimously, 7-0.

10. **ARC-22-043 (ZON-22-073) 143 REEF RD. (COMBO)** The applicant, John K. Criddle, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with associated landscape and hardscape, with variances to exceed maximum amount of fill and to exceed maximum allowed Cubic Content Ratio (CCR). Town Council will review the variance portion of the application.

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members. *Please note: Mr. Martin stated he had a conflict of interest with the project and left the dais during the presentation.*

Roger Janssen, Dailey Janssen Architecture, presented the architectural modifications proposed for the new residence.

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

Ms. Grace inquired if a variance was still needed. Mr. Janssen responded. She asked if the home had been reduced. Mr. Janssen responded. Ms. Grace pointed out that a reduction in scale and mass was not addressed with the proposed design.

Mr. Floersheimer inquired if the professional could reduce the home to eliminate the variance. Mr. Janssen responded. Mr. Floersheimer inquired about the Gumbo Limbo tree in the northeast corner. Mr. Mizell responded.

Mr. Corey was in favor of the architecture but questioned the need for a variance. He supported the raising of the home but added he could not support the variance.

Mr. Sammons pointed out a few ideas to decrease the size and the need for a variance.

Mr. Smith did not believe there was a hardship for the variance.

Ms. Grace thought the house needed to be reduced to fit into the neighborhood.

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

Motion made by Mr. Floersheimer and seconded by Mr. Corey that implementation of the proposed variance will cause negative architectural impacts to the subject property. Motion carried unanimously, 7-0.

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to approve the project as presented with the condition that the design must meet all zoning codes. Motion carried 6-1, with Ms. Grace dissenting.

11. **ARC-22-063 (ZON-22-046) 1160 N. OCEAN BLVD. (COMBO)** The applicant, Paul & Cythlen Maddock, has filed an application requesting Architectural Commission review and approval for the construction of a new 500 SF beach cabana in the BA zoning district. The application will require Special Exception with Site Plan Review by Town Council.

Mr. Hodges provided staff comments on the project.

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

Connor Peede, Shorebreak Designs Architecture + Planning, presented the architectural modifications for the proposed new beach cabana.

Mr. Karakul questioned the proportions of the fenestration.

Mr. Sammons provided some design suggestions for the fenestration.

Ms. Grace was in favor of the reduction of the height. She also provided suggestions for changes to the fenestration.

Mr. Floersheimer wondered why the cabana was not located closer to the property line. Mr. Peede responded and explained the reason for the proposed location.

Ms. Connaughton agreed about the fenestration comments for the west elevation. She recommended the addition of a water table or base to mimic the main residence.

Mr. Karakul thought the proposed location was fine.

Motion made by Mr. Karakul and seconded by Mr. Corey to approve the project with the following conditions: the fenestration shall be changed to a 3 to 5 ratio with 6/1 divided light pattern, operational shutters shall be added, and additional plantings shall be added to the south. Motion carried unanimously, 7-0.

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

12. **ARC-22-072 (ZON-22-083) 965 N. OCEAN BLVD. (COMBO)** The applicant, 965 North Ocean Boulevard, LLC (Matthew Sellick), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with a basement exceeding 10,000 sq ft with associated landscape and hardscape improvements. Site Plan Review for 150 kW generator will be performed by Town Council.

Please note: This item was deferred to the July 27, 2022 meeting at Item V., Approval of the Agenda.

13. **ARC-22-089 315 CLARKE AVE.** The applicant, PB Island LLC (Jean-Francois Benoist D'Etiveaud), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence exceeding 10,000 sq ft with associated landscape and hardscape improvements.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architecture, presented the architectural modifications proposed for the new residence.

Mr. Sammons thought the three arched openings on the west side should be reduced. He also recommended reducing the arch on the front elevation.

Mr. Smith questioned the awning on the north elevation. Mr. Janssen responded.

Ms. Connaughton asked about the openings for the north courtyard elevation and thought the proposed seemed tall and thin. Mr. Janssen responded.

Mr. Corey thought the house was special. He recommended removing the arched top on the three arched windows on the west elevation. He thought the columns on the north courtyard elevation were a bit thin. Overall, he thought the project was successful.

Mr. Karakul thought the project was nice and the scale was good.

Ms. Grace was in favor of Mr. Corey's suggestion for the west elevation. She questioned the piers at the front entrance.

Cory Meyer, Nievera Williams Design, presented the posts and landscaping at the front entrance.

Ms. Grace thought the piers were disconnected from the front of the property. She recommended different plantings for the front.

Mr. Floersheimer was in favor of the project. He wondered if the project was a bit too large. Mr. Janssen disagreed and responded with details of the design.

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

Motion made by Mr. Sammons and seconded by Mr. Corey to approve the project as presented with a restudy of the front entry façade and a reduction in the arches on the west elevation. Motion carried unanimously, 7-0.

A second motion made by Mr. Floersheimer and seconded by Mr. Corey to allow the changes to return to staff for approval, in coordination with a consultation from the Chair. Motion carried 6-1, with Ms. Grace dissenting.

14. **ARC-22-095 2270 IBIS ISLE RD.** The applicant, W Ibis Isle, LLC. (Christina Bamann) has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related hardscape and landscape improvements.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architecture, presented the architectural modifications proposed for the new residence.

Mr. Sammons thought the previous design of the roof was superior. He advocated for changing the roof as it was previously proposed. Mr. Janssen agreed to change the roof back to as it was previously designed.

Mr. Corey agreed with Mr. Sammons and thought any interest was removed with the change in the roof.

Mr. Sammons suggested reducing the eave line. He also recommended a change to the roof over the balcony on the front façade. Mr. Sammons thought the windows on the main body of the house were a bit tight.

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

Motion made by Mr. Sammons and seconded by Mr. Karakul to approve the project with the following conditions: the overall eave height shall be lowered, the projection of the roof over the balcony shall be a continuation of the broken slope roofline and 6 inches shall be added to the width of the main body of the home. Motion carried unanimously, 7-0.

15. **ARC-22-099 (ZON-22-065) 360 EL BRILLO WAY (COMBO)** The applicant, El Brillo Way Trust u/a/d 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.

Please note: This item was deferred to the July 27, 2022 meeting at Item V., Approval of the Agenda.

16. **ARC-22-105 (ZON-22-071) 124 COCOANUT ROW (COMBO)** The applicant, Nedim Soylemez and Rebecca Ann Soylemez, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new

two-story residence including variances from the cubic content ratio (CCR), height and overall height, with related landscape and hardscape improvements. Town Council will review the variance portion of the applications.

Mr. Hodges provided staff comments on the project.

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

Andrew Kotchen, Workshop/APD, presented the architectural plans for the proposed new residence.

John Lang, Lang Design Group, stated the only change made to the landscape and hardscape design was the addition of a sidewalk.

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

Ms. Grace was in favor of the changes. She inquired about the addition of the sidewalk. Mr. Lang responded.

Mr. Floersheimer inquired about the entry gates for the driveway. Mr. Lang responded and explained the design. A short discussion ensued about the driveway and entry.

Mr. Karakul agreed and wondered if the garage would be seen from the street.

Mr. Lang discussed the plantings he could add to obscure the garage as well as obtaining an opaquer gate.

Mr. Floersheimer thought the driveway entrance should return after a restudy. Mr. Lang advocated for the design with a few changes.

Mr. Sammons was not in favor of the casement windows with shutters. He questioned the column proportions on the rear porch on the west elevation. He recommended looking at all the detailing. He liked the bay windows but did not believe the home looked tropical.

Ms. Connaughton questioned whether the home fit into the neighborhood.

Mr. Corey expressed concern that the home would appear larger than neighboring properties. He also thought the home was still lacking some charm. He recommended restudying the windows proposed for the project. He believed the home needed some more study.

Mr. Smith agreed with Mr. Karakul that the railing over the garage were not appropriate.

Mr. Kotchen addressed the size of the home and advocated for the proposed size.

Mr. Corey inquired about the requested variances.

Maura Ziska, attorney for the applicant, explained the variances requested.

Mr. Kotchen showed the Commission diagrams that explained the variances requested.

Motion made by Mr. Floersheimer and seconded by Mr. Corey to defer the project for one month, to the July 27, 2022 meeting, in accordance with the comments from the Commissioners. Motion carried unanimously, 7-0.

At this time, the Commission heard the ARC-22-112, 1464 N. Ocean Blvd, which was pulled from consent at the beginning of the meeting.

Please note: A lunch break was taken at 1:01 p.m. The meeting resumed at 2:02 p.m. Mr. Sammons did not return until 2:35 p.m.

The Commission heard project ARC-22-129, 515 N. Lake Way at this time.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-129 (ZON-22-089) 515 N LAKE WAY (COMBO)** The applicant, Roberto and Joanne DeGuardiola (Contract Purchaser), has filed an application requesting Architectural Commission review and approval for the partial demolition, enlargement and second floor addition to an existing one-story residence, including (1-5) to reduce setback requirements, (6) to exceed the angle of vision, (7) to exceed site wall height, and (8) to exceed the maximum Cubic Content Ratio (CCR) allowance. Town Council will review the variance portion of the application.

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, presented the variances requested for the project and advocated for a positive recommendation to the Town Council.

Jaime Torrez-Cruz, Fairfax & Sammons, presented the architectural plans for the partial demolition and new addition to the existing residence.

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

Mr. Smith called for public comment.

Michael Margolis, 528 N. Lake Way, presented his objections to the proposed project and asked the Commission to deny the variances.

Matthew Scott, attorney representing Mr. Margolis, objected to the requested variances on his client's behalf.

Ms. Grace thought the project was a disregard for the Town's ordinance and commented on the number of variances requested. She thought the home would seem cavernous and that there was too much hardscape proposed. She questioned whether the home would fit into the neighborhood and added it was too large for the site.

Mr. Corey thought the home was too large for the lot and would be imposing in the neighborhood. He liked the style of the home but wondered if thought the design lacked charm. He stated he would like to see the home restudied.

Mr. Floersheimer expressed concern for the number of variances proposed. The architecture looked good in his opinion but he questioned the size of the home. He thought the home had many issues that needed to be addressed.

Mr. Karakul thought the house was interesting. He recommended lowering the garage and guest portion of the home. He thought the house across the street was similar.

Ms. Grace thought the design needed many changes.

Ms. Connaughton thought it was unfortunate that the site was restrictive.

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project for one month, to the July 27, 2022 meeting, for a restudy in accordance with the comments from the Commissioners. Motion carried 5-2, with Mr. Floersheimer and Ms. Grace dissenting.

2. **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.

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, presented the variances requested for the project and advocated for a positive recommendation to the Town Council.

Daniel Kahan, Smith and Moore Architects, presented the architectural plans for the proposed new guesthouse.

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

Ms. Grace expressed concern for the combined lot and questioned whether the proposed was appropriate for the neighborhood. She thought the new guesthouse was a superior design compared to the main home. She was not in favor of the design of the main home. She wondered if the guest home would appear better if it were a one-story structure.

Mr. Karakul was in favor of the main house design. He questioned the shed roof on the proposed design and wondered if it was compatible to the main house. He wondered if the guest home was too bulky.

Mr. Sammons expressed concern that the accessory building was not subservient to the main home. He wondered if the guest home could be reduced.

Mr. Corey agreed and thought the guesthouse needed to be reduced. He thought the main home looked subservient to the guest home. He thought the guest home needed some charm.

Mr. Floersheimer inquired about the variance for the point of measurement. Mr. Kahan responded. Mr. Floersheimer asked about access to the alleyway, to which Mr. Kahan responded.

Mr. Smith expressed concern for the equipment on the roof.

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

Motion made by Mr. Corey and seconded Mr. Floersheimer to defer the project for two months, to the August 24, 2022 meeting, in accordance with the comments from the Commissioners. Motion carried unanimously, 7-0.

3. **ARC-22-116 (ZON-22-082) 1338 N. LAKE WAY (COMBO)** The applicant, Sailfish Club of Florida, Inc. (Ryan Barry, General Manager), has filed an application requesting Architectural Commission review and approval for window replacement, awning system and new site lighting. Town Council will perform review of the special exception with site plan review portion of the application.

Ms. Pardue provided staff comments on the project.

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

Nelo Freijomel, Spina O'Rourke + Partners, presented the architectural modifications proposed for the renovations to the existing commercial building.

Mr. Corey inquired about the change to the lighting. Mr. Freijomel responded and confirmed the lights would be white. Mr. Corey inquired about the functionality of the awning, to which Mr. Freijomel responded and explained how the awning would work.

Mr. Smith was concern for over lighting the parking lot. Mr. Freijomel responded. Mr. Smith asked the professional to place the lighting on a dimmer, to which Mr. Freijomel agreed.

Mr. Corey was concerned about many aspects of the lighting. He wanted to see a study on the existing lighting and the proposed. He also was concerned about the prefab awning proposed and how it attached to the building. Mr. Freijomel responded to Mr. Corey's concerns.

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

Motion made by Mr. Floersheimer and seconded by Ms. Grace to approve the project as presented with the following conditions: the proposed lighting shall match the temperature of the existing lighting in the north lot, and the proposed lighting shall be placed on a dimmer. Motion carried 6-1, with Mr. Corey dissenting.

4. **ARC-22-117 (ZON-22-075) 102 FLAGLER DR. (COMBO)** The applicant, FDPB Holding Company LLC (Adam Seligman), has filed an application requesting Architectural Commission review and approval for a new folly structure, new skylights, and 2nd floor walkway, including variances to reduce street side yard and side yard setback requirements and to exceed the allowable Cubic Content Ratio (CCR). The variance portion of the application shall be reviewed by Town Council.

Ms. Pardue provided staff comments on the project.

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

Timo Hoefs, Kirchhoff & Associates Architects, presented the architectural plans for the proposed the additions and new accessory structure.

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

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

Mr. Martin asked staff about the variance for the side yard. Mr. Randolph responded and stated the Town Council should address the question.

Mr. Murphy stated that staff would be reviewing these types of items in the upcoming Code review.

Mr. Karakul questioned the introduction of the arched door on the north elevation. Mr. Hoefs responded and explained the design.

Mr. Sammons was in favor of the accessory structure. Mr. Sammons questioned the addition of the skylights.

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

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

5. **ARC-22-121 (ZON-22-077) 304 GARDEN RD. (COMBO)** The applicant, 304 GARDEN RD LCC, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing two-story residence including the addition of a new covered loggia internal to the site, including a variance to exceed the lot coverage requirements. The variance portion of the application shall be reviewed by Town Council.

Please note: This item was withdrawn at Item V., Approval of the Agenda.

6. **ARC-22-122 239 EMERALD LN.** The applicant, Buck House Limited, has filed an application requesting Architectural Commission review and approval to construct a new two-story addition to the west and rear of the existing two-story residence, and for alterations including new windows and doors, hardscape, and landscape modifications.

Ms. Pardue provided staff comments on the project.

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

Taylor Smith, Smith Kellogg Architecture, Inc., presented the architectural plans for the addition and renovations to the existing residence.

Brian Vertesch, SMI Landscape Architecture, presented the landscape and hardscape plans proposed for the site.

Please note: Mr. Martin left the meeting at 3:40 p.m.

Mr. Smith called for public comment.

John Eubanks, representing Max and Helene Lorentzen at 250 Sanford Ave., stated his clients appreciated all the changes made by the professional.

Ms. Grace thought the project was a nice renovation project. She thought the property was nicely sited. She expressed some concern for the scalloped gable.

Mr. Sammons expressed concern for the size of the addition; he thought it was quite large.

Mr. Corey thought the addition was out of scale with the house and thought it appeared large. He thought the front elevation needed more trees to soften up the home.

Mr. Floersheimer inquired about the Mango tree, to which Mr. Vertesch indicated the tree would remain.

Ms. Connaughton questioned whether the design of the gable was appropriate. She thought the addition was nice.

Mr. Karakul thought the connector roof to the addition could be lowered.

Mr. Smith thought the gable was making the home look bigger.

Motion made by Mr. Karakul and seconded by Mr. Corey to defer the project for one month, to the July 27, 2022 meeting, in accordance with the comments of the Commission. Motion carried unanimously, 7-0.

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

Ms. Pardue provided staff comments on the project.

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

Michelle Castaner, B1 Architect, presented the architectural plans for the proposed demolition of the existing home and the plans for the new residence.

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

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

Ms. Grace was in favor of the project.

Mr. Floersheimer was in favor of the one-story home and side loading garage. He wondered if the front entry was a bit tall and skinny. Ms. Castaner responded. Mr. Floersheimer wondered if the landscaping was a little monotonous and suggested the professional add a bit of variety. Ms. Walton stated she could study the suggestion.

Mr. Smith inquired about the Bahamian shutters and wondered about the operability. Ms. Castaner responded and stated she could study the shutters.

Ms. Connaughton inquired about the design of the shutters. Ms. Castaner responded. Ms. Connaughton inquired about the pitch break in the roof.

Motion made by Ms. Grace and seconded by Mr. Floersheimer to approve the project as presented. Motion failed 3-4, with Messrs. Sammons, Karakul, Smith, and Ms. Connaughton.

Mr. Karakul thought the window proportions and shutters needed to be restudied as well as the driveway entrance location.

Mr. Sammons thought the home should be a bit elevated.

Motion made by Mr. Karakul and seconded by Mr. Corey to defer the project for one month, to the July 27, 2022 meeting, in accordance with the comments of the Commissioners. Motion carried 6-1, with Ms. Grace opposed.

8. **ARC-22-131 (ZON-22-090) 225 INDIAN RD. (COMBO)** The applicant, White Oak, LLC, a Wyoming LLC, as Trustee for 225 Trust u/a/d 12/13/2019 (Dennis Walsh, Trust Officer), has filed an application requesting Architectural Commission review and approval for a stair addition to an existing loggia including a variance from the setback requirements and new roof extension of existing structure. Town Council will review the variance portion of the application.

Ms. Pardue 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 plans for the renovation to the existing residence.

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

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

Motion made by Mr. Corey and seconded by Mr. Sammons that implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried 6-1, with Ms. Grace dissenting.

E. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-101 249 WORTH AVE.** The applicant, Holbrook Real Estate, LLC. (Jane Holzer), has filed an application requesting Architectural Commission review and approval for storefront alterations to an existing commercial space.

Mr. Hodges provided staff comments on the project.

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

Mary Langan, Architect for David Yurman, presented the architectural plans for the renovation to the existing commercial space.

Ms. Grace thought the changes were positive but still questioned whether the proposed fit onto the street.

Mr. Floersheimer was in favor of the new window to be added. However, he questioned the fluted granite material proposed for the space.

Motion made by Ms. Grace and seconded by Mr. Floersheimer to defer the project for one month, to the July 27, 2022 meeting, in accordance with the comments of the Commissioners. Motion carried 5-1, with Mr. Karakul dissenting.

F. MINOR PROJECTS – NEW BUSINESS

1. **ARC-22-113 (ZON-22-074) 133 GULFSTREAM RD. (COMBO)** The applicant, Elena Arredondo, has filed an application requesting Architectural Commission review and approval for the installation of a vehicular driveway gate including a variance from the backup/queuing distance requirement. The variance portion of the application shall be reviewed by Town Council.

Ms. Pardue provided staff comments on the project.

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

Elena Arredondo, owner, presented the architectural plans for the new vehicular driveway gate.

Mr. Floersheimer agreed with the need for the gate. He sympathized with the owner's predicament. He thought a smaller gate would be more appropriate. Ms. Arredondo explained the proposed design. He recommended increasing the variance and reducing the size of the gate. He preferred the brown gate.

Mr. Karakul agreed with Mr. Floersheimer's suggestion.

Ms. Grace preferred a gate with was more open or made of iron, and in her belief, more in keeping with the neighborhood.

Mr. Corey supported the gate but questioned the size of the gate. He recommended reducing the size of the gate and using a warmer material.

Motion made by Mr. Sammons and seconded by Mr. Floersheimer to approve the project with the following conditions: the gates and piers will be reduced to a width no larger than 14 feet, and the gate will be placed no closer than 2 feet to the front property line. Motion carried 4-3, with Messrs. Smith, Corey, and Ms. Grace dissenting.

Motion made by Mr. Floersheimer and seconded by Mr. Sammons that implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried 4-3, with Messrs. Smith, Corey, and Ms. Grace dissenting.

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There were no comments heard at this time.

2. Staff

Ms. Churney stated that Joshua Martin declared a conflict for a project at 143 Reef Road at the May 25, 2022 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Richard Sammons declared a conflict for a project at 249 Worth Avenue at the May 25, 2022 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Richard Sammons declared a conflict for a project at 24757 Island Drive at the May 25, 2022 meeting and had correctly completed the 8B form in accordance with State Law.

3. Commission

Mr. Floersheimer provided some formatting recommendations on the staff approval report, to allow for more space for the project description.

Ms. Grace requested that the architectural firms be added to the agenda.

Mr. Floersheimer expressed his objections to being handed out larger packets during the meeting, which he stated was not possible to review prior to the project.

XI. **NEXT MEETING DATE:** Wednesday, July 27, 2022

XII. **ADJOURNMENT**

The meeting adjourned at 4:37 p.m. without the benefit of a motion.

The next meeting will be held on Wednesday, July 27, 2022 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,



Jeffrey W. Smith, Chairman
ARCHITECTURAL COMMISSION

kmc

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Simmons, 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: <i>Town</i>	
CITY <i>Palm Beach</i>	COUNTY <i>Palm Beach</i>	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>June 29, 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 June 29, 2022:

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

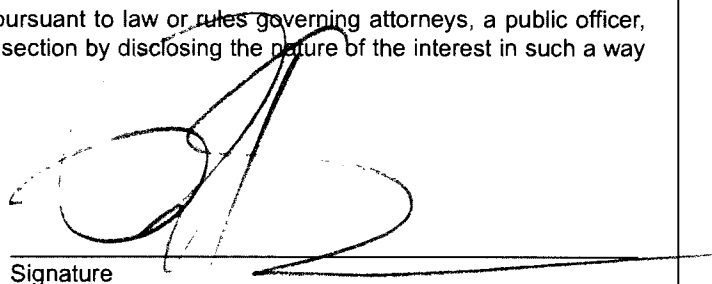
- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of Jane Holzer, by whom I am retained; or
- ☐ inured to the special gain or loss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

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

ARC-22-101
249 Worth Avenue
continuing conflict

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

June 29 '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>Martin, Joshua L.</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Review Commission</i>	
MAILING ADDRESS <i>354 Chilean Ave; 3E</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>June 29, 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, Joshua L. Martin, hereby disclose that on June 29, 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, Franny Criddle;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

ARC-22-043
143 Reef Road
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.

29 June 2022

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.