TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 25, 2017

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

The meeting was called to order at 9:00 a.m. by Mr. Sammons.

II. ROLL CALL

Richard Sammons, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Peter I. C. Knowles, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT
Michael B. Small, Member	PRESENT
Maisie Grace, Alternate Member	PRESENT
John David Corey, Alternate Member	PRESENT
Betsy Shiverick, Alternate Member	PRESENT

Staff Members present were:
John Page, Director of Planning, Zoning & Building
John Lindgren, Planning Administrator
Paul Castro, Zoning Administrator
Kelly Churney, Secretary to the Architectural Review Commission

III. PLEDGE OF ALLEGIANCE

Mr. Sammons led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 28, 2016 MEETING

Motion made by Mr. Gruss and seconded by Mr. Garrison to approve the minutes from the December 28, 2016 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

Mrs. Vanneck requested to defer the following four projects to the February 22, 2017 meeting: B-059-2016, 221 Oleander Avenue, B-066-2016, 340 Seaview Avenue, B-002-2017, 256 Fairview Road and B-008-2017, 235 Via Vizcaya. She also stated that project B-063-2016, 130 Dolphin Road has been withdrawn from the agenda.

Mr. Lindgren also stated that a deferral request to the February 22, 2017 meeting has been made for the project B-078-2016, 157 Peruvian Avenue.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison to approve the amended agenda. Motion carried with all in favor.

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.

Mr. Lindgren stated that three new, combination projects were not noticed properly and would not be able to have any ruling on the architecture. Mr. Lindgren told the Commissioners that two of the properties could have a recommendation to the Town Council on the variances. Some discussion continued on this issue.

VII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-044-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE - Done 11/30/16
Address: 232 Colonial Ln.
Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)
Architect: Patrick Segraves/SKA Architect + Planner
Landscape Architect: Don Skowron
Project Description: Demolition of existing one-story home. New two-story Island Style home to be approximately 2,800 square feet. Home will consist of living room, dining room, kitchen, four bedrooms, four and one half bathrooms, and a one car garage.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,845.5 square foot two-story, single family residence on a non-conforming lot which is 75 feet in width in lieu of the 100-foot minimum required; 82 feet in depth in lieu of the 100-foot minimum required and 6,150 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is requesting a variance to have a front yard setback for one story portion of the residence at 23 feet in lieu of the 25-foot minimum setback required.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting. At the August meeting, a motion carried to defer the project for one month to the September meeting. At the September meeting, a motion carried to defer the project to the November meeting. At the November meeting, a motion carried that the implementation of the proposed special exception, site plan and variance would not cause negative architectural impact to the subject property. A second motion carried to approve the project as presented with the

caveat that the columns on the front are changed, the front door is changed to a 6'8" door, the windows on the bottom floor are raised, the clapboard is lowered to the bottom of the plate, the balcony is lowered and to defer the landscaping for one month to the December 28, 2016 meeting. At the December meeting, a motion carried to defer the project for one month to the January 25, 2017 meeting.

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

Mr. Segraves stated that the architecture was approved in November with a few changes. He presented new elevations that included the changes that had been made and stated he is seeking approval for the landscaping today plus an approval for a 7' or 6'10" door rather than the 6"8" door that was approved since the owner is 6'6". Mr. Sammons stated that a 7' door is fine.

Mr. Skowron presented the new landscaping plan that included the three changes that were requested by the Commissioners at the meeting in December, which included a canopy tree in the front, vines against the wall and an additional banana tree in the rear of the property. Mr. Skowron presented elevations of the proposed changes.

Mrs. Vanneck inquired about the height of the Sea Grapes. Mr. Skowron stated that they are between 12'-15'. Mrs. Vanneck asked if they would be left to grow taller. Mr. Skowron stated that he would.

Motion by Mrs. Vanneck and seconded by Mr. Ives to approve the project as presented with a 7-foot door and that the canopy trees be allowed to grow into a shade tree. Motion carried with all in favor.

B-050-2016 Additions/Modifications

Address: 2300 Ibis Isle Rd. West
Applicant: Rob and Sue Bushman
Architect: Miklos Architecture
Landscape Architect: Carol Perez/A. Grant Thornbrough Landscape Architecture
Project Description: 1) Re-configure existing driveway and front property line pilaster layout; 2) add two driveway gates; 3) replace existing flat cement tile roof with new flat cement tile roof; 4) bedroom, covered front entry and rear covered pavilion additions; 5) existing pool and spa shape slightly reconfigured; 6) existing landscaping adjusted and augmented.

At the August meeting, a motion carried to defer the project to the September meeting. At the September meeting, a deferral request was granted to the October meeting. At the October meeting, a deferral request was granted to the November meeting. At the November meeting, a motion carried to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman as well as removal of the fence, a restudy of the driveway material, and to return with a new gate plan if necessary. At the December meeting, a motion carried to defer the architecture and landscaping to the January 25, 2017 meeting.

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

Mr. Miklos presented the proposed changes to the project. He stated the roof would now match the existing roof tiles. He showed the Commissioners a sample of the roof tile.

Mr. Sammons asked Mr. Miklos about the beam and column sizes in the pavilion. After some discussion, it was decided that Mr. Miklos would use an 8-inch beam and a 12-inch column in the pavilion.

Ms. Perez presented the proposed landscape and hardscape for the project. She presented hardscape samples for the Commissioners.

Some Commissioners were in favor of the gravel samples and thought they went well with the home. Many were in favor of the changes to the architecture as well.

Motion by Mr. Garrison and second by Mrs. Vanneck to approve the project as presented using the 12 inch columns on the pavilion. Motion carried with all in favor.

B-059-2016 Demolition/New Residence
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) - Done 12/28/16
Address: 221 Oleander Ave.
Applicant: Barnacle PB LLC
Architect: Michael J. Johnson Architect, P.A.
Project Description: Demolition of existing 2 story building and construction of a new 2-story single family residence. New hardscape and landscape.

VARIANCE INFORMATION: The applicant requests a variance to allow construction of a new 2,930 square foot, two story residence on a lot with a depth of 56 feet in lieu of the 100 foot minimum required and a lot area of 4,200 square feet in lieu of the 10,000 square foot minimum; a variance to allow lot coverage to be 41.6% in lieu of the 30% maximum allowed; a variance to allow a front yard setback to be 13.5 feet in lieu of the 25 foot minimum; and a variance to allow a rear yard setback to be 10 feet in lieu of the 15 foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for one month for restudy to the November 30, 2016 meeting. At the November meeting, a motion carried to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman. At the December meeting, a motion carried that the implementation of the proposed variance will not cause negative architectural impact to the subject property. A second motion carried to approve the architectural portion of the project as submitted. A third motion carried to defer the landscaping to the January 25, 2017 meeting.

Please note: This discussion item was deferred to the February 22, 2017 meeting at the Approval of the Agenda, Item V.

B-063-2016 Demolition/New Residence

Address: 130 Dolphin Rd.
Applicant: 130 Dolphin Rd LLC
Architect: Michael J. Johnson Architect P.A.
Project Description: Demolition of existing structure. New 2-story residence. Updated cottage style. White stucco finish with black trim and grey cement tile roof. New landscape and hardscape.

At the October meeting, a motion carried to defer the project for one month for a complete restudy to the November 30, 2016 meeting. At the November meeting, a one-month deferral was granted at the request of the architect. At the December meeting, a one-month deferral was granted at the request of the architect.

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

B-064-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 316 Seabreeze Ave.
Applicant: Mr. & Mrs. Gregory Fisher
Architect: Patrick Segraves, SKA Architect + Planner
Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen. Final landscape/hardscape to be included.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,700 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100-foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variances are being requested. To allow a 6-foot west side yard setback for the two story portion in lieu of the 15-foot minimum required and to allow a 6-foot east side yard setback for the one story portion in lieu of the 12.5-foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the architectural presentation of the new construction to the November 30, 2016 meeting. At the November meeting, a motion carried to defer the project to the January 25, 2017 meeting for significant redesign.

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

Mr. Segraves began the presentation by showing the Commissioners an outline of the new homes over laid on the existing homes. Mr. Segraves explained all of the proposed setbacks at the request of a Commissioner. Mr. Segraves then presented the proposed changes of both of the homes for 316 and 320 Seabreeze Avenue. He presented a streetscape, colored renderings of each home, elevations, floor plans, detailed sheets, and roof details. He indicated that the styles of the homes are now different, a British West Indies style for 320 Seabreeze Avenue and a Mediterranean Revival style for 316 Seabreeze Avenue.

One of the Commissioners asked if the properties would have a unity of title. Mr. Segraves said they would not.

Commissioners Comments: One comment was made that the appearance of the doors on the second floor were overly tall and contribute to the height of the building. There was a concern expressed about a gate connecting both buildings and whether that was allowed. Some discussion continued on this topic. Some of the members felt the houses looked too similar and needed more variation. There was a recommendation to explore more of the British West Indies style at 320 Seabreeze Avenue. Some members were in favor of the current designs. There was a comment that the doors on the front were top heavy. There was another comment to add more fun and details to the British West Indies home design. There was a concern about the setbacks between the two proposed homes as well as the neighboring home to 320 Seabreeze Avenue. There was a strong concern about the location of the A/C units between the two homes. There was a comment that there are too many doors on the front of the homes. A comment was made that the rendering of the landscaping at 316 Seabreeze Avenue incorrectly showed an existing tree and that the tree was much taller. There was a suggestion to restudy the front door surround on 316 Seabreeze Avenue. There was a comment that the south side doors would not open due to the railings and they should be changed to windows. A suggestion was made to lower the eave height and to restudy the windows on the front and back of the home. A suggestion was made that the doors on the second floor are too tall.

Danielle Moore, 277 Pendleton Ave., told the Commissioners about a landscaping condition that was placed upon her two adjacent properties, should one be sold.

Motion made by Mrs. Vanneck and second by Mr. Ives to defer the project at 316 Seabreeze Avenue to February for restudy.

Mr. Garrison questioned the possibility of adding a caveat to the motion about adding a landscape buffer in the event that the property is sold. Maura Ziska, Attorney for owner, addressed this question.

Mr. Skowron asked if the landscape could be presented. Mrs. Vanneck stated that she was in favor of the landscape plan for 316 Seabreeze Avenue but had suggestions for 320 Seabreeze Avenue.

Dorothy Martin, 312 Seabreeze Avenue, asked about the possibility of a wall addition between her property and 316 Seabreeze Avenue. She also stated her concern about the coconut palms that are proposed and the possibility of palm fronds blowing onto her property.

Mrs. Vanneck asked Mr. Skowron about the proposed coconut palms and suggested using traveller's palms instead.

Motion carried with all in favor.

B-065-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 320 Seabreeze Ave.
Applicant: Mr. & Mrs. Gregory Fisher
Architect: Patrick Segraves, SKA Architect + Planner
Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen. Final landscape/hardscape to be included.

VARIANCE INFORMATION: The applicant is requesting for approval of a special exception with site plan review to allow the construction of a 2,713 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100-foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variances are being requested. To allow a 6-foot east side yard setback for the two story portion in lieu of the 15-foot minimum required and to allow a 6-foot west side yard setback for the one story portion in lieu of the 12.5-foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the architectural presentation of the new construction to the November 30, 2016 meeting. At the November meeting, a motion carried to defer the project to the January 25, 2017 meeting for significant redesign.

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

Mr. Segraves presented the proposed site plan, floor plan, color renderings and elevations and discussed the British West Indies style.

Commissioners Comments: There was a comment that the doors were too tall and the entry portico seems overly large and heavy. One comment was made that questioned the color of the proposed roof. Another comment was made that living room/grand room seems too long and disproportionate to the rest of the house. Another member thought that the single story set back was too close to the property line and that the front of the house looks like the back of the house. The same Commissioner thought that the fenestration was excessive on this home. There was a concern that the doors on the front of the house look onto a driveway and need to be restudied. A suggestion was made to restudy the lighting. There was a suggestion to restudy the overhang on the entry.

Commissioners Comments on the landscaping: There was a comment made about the Ylang Ylang tree versus having a shade tree. There was also a comment that the rendering of the west elevation showed a larger hedge than what was proposed. Another suggestion was made to screen the two windows on the second floor on the west elevation. Another member concurred that a shade tree should be added in the front of the property.

One Commissioner made a suggestion to bring in samples of all of the proposed materials to be used on both homes.

Motion made by Mrs. Vanneck and second by Mr. Small to defer the project at 320 Seabreeze Avenue to February. Motion carried with all in favor.

At this time a short break was taken at 10:25 a.m. The meeting resumed at 10:38 a.m.

B-066-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) - Done 11/30/16

Address: 340 Seaview Ave.

Applicant: Town of Palm Beach (Tom Bradford, Town Manager)

Architect: Stephen Boruff, AIA Architects + Planners, Inc.

Landscape Architect: Nievera Williams Design

Project Description: Demolition of the existing one-story recreation center, maintenance building, pro shop, tennis hitting wall & backstop and the construction of a new two-story, community center & gymnasium, new maintenance building and a new tennis observation pavilion with attached tennis hitting wall & maintenance yard and associated site work including a new elevated plaza, numerous new stairs and ramps, new playground area and the renovation and expansion of on-site parking.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to approval to allow a new two-story 33,810 square foot Recreation Center for the Town of Palm Beach that will include a new athletic field, parking lot, gymnasium, tennis pro shop, multi-purpose room, fitness center with locker rooms, concession area, classrooms, offices and new maintenance building, new tennis backboard, new scoreboard. A second special exception request is to allow for a rebound wall to be constructed on the north side of the new maintenance building. The following variances are being requested in order to construct the new community center: 1) A west side yard setback of 10 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 2) A north side yard setback of 8 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 3) A street rear yard setback for the new parking lot on Royal Palm Way of 4 feet in lieu of the 35 foot minimum required for properties that are in excess of 20,000 square feet; 4) an east side yard setback of 4 feet in lieu of the 30 foot minimum required for the new parking lot on Royal Palm Way for properties that are in excess of 20,000 square feet; 5) a height of 27 feet in lieu of the 22 foot maximum allowed; 6) an overall height of 35 feet in lieu of the 30 foot maximum allowed; 7) a vertical distance to the top of beam of 30.75 feet in lieu of the 26 foot maximum distance allowed from the crown of street to top of beam; 8) landscaped open space of 43% in lieu of the 55% minimum required for properties that are in excess of 20,000 square feet; 9) parking lot interior landscaped open space of 5% in lieu of the 10% minimum required; 10) to allow signage on the proposed scoreboard which would exceed the maximum signage allowed (of one for each street frontage); 11) to allow three (3) air-conditioning units to be on the roof that is in excess of the 4 foot maximum allowed. The proposed A/C units will be 5 feet tall plus the height of the stand.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for restudy, with particular attention to reducing the mass and addressing the elimination of the north field for one month to the November 30, 2016 meeting. At the November meeting, a motion carried that the implantation of the proposed variances will not cause negative architectural impact to the subject property with the existing parking or parking option B. A second motion carried to defer the project for one month for restudy to December 28, 2016. At the December meeting, a motion carried to defer the project for one-month to the January 25, 2017 meeting at the request of the applicant.

Please note: This discussion item was deferred to the February 22, 2017 meeting at the Approval of the Agenda, Item V.

B-071-2016 Sculpture
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 1090 N. Lake Way
Applicant: 1090 North Lake Way LLC
Architect: Kirchhoff & Associates Architects
Project Description: New sculpture in rear yard setback.

VARIANCE INFORMATION: The applicant is proposing to install a 10.75-foot-tall sculpture in their backyard which would have a 11.08-foot setback in lieu of the 25-foot minimum setback required for structures over 4 feet tall on properties abutting the Lake Trail.

At the December meeting, a motion carried to defer the project for one-month to the January 25, 2017 meeting at the request of the architect.

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

Mr. Kirchoff presented an aerial photo, the history of the home, images of the back of the home from the bike path, photos of the sculpture and the history of the sculpture. Mr. Kirchoff spoke about how the sculpture was installed when scouting a location and was not taken down in a timely fashion. Mr. Kirchoff spoke about the proposed location and why it was selected.

There was a discussion about the height of the sculpture and whether it should be considered a structure. Maura Ziska, Attorney for the owner, stated that a variance for the height of the sculpture is not needed and that they are looking for a recommendation to allow the sculpture in the setback.

Mr. Kirchoff showed the Commission a site plan, elevations including the structure and photos of other properties with similar sculptures near the bike path. Mr. Kirchoff stated that the owner has agreed to grow the hedge taller to 14 feet on the south side of the property. He also indicated that the sculpture will be removed when the owner is not in residence.

Commissioners Comments: Some of the Commissioners were in favor of viewing the art work from the trail. Other members were not in favor of the sculpture. One Commissioner thought that the sculpture could be moved so that the variance would not be necessary. There was a concern expressed about the material of the sculpture and whether it would hold up in the weather. There was long discussion about whether there was a hardship for the variance, the positioning of the sculpture and whether the Commission should provide opinions about the art work.

Mr. Kirchoff stated that the sculpture is from a significant artist and was costly and feels that it is not an inferior piece of art work.

Motion made by Mr. Small and seconded by Mr. Ives that the implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried 4-3 with Messrs. Knowles, Gruss and Mrs. Vanneck opposed.

A second motion by Mr. Small and seconded by Mr. Ives to approve the project as submitted. Motion carried 4-3 with Messrs. Knowles, Gruss and Mrs. Vanneck opposed.

B-078-2016 Demolition/New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 157 Peruvian Ave.
Applicant: Nita Stanoytchev; c/o David E. Klein, Esq.
Architect: Roy & Posey Architects
Project Description: Demolition of an existing one-story residence and construction of a new two-story single family residence in the "Bermuda Style."

VARIANCE INFORMATION: The applicant is requesting a variance to build a two-story, 3,911 square foot (including the garage) single-family residence on a lot with an area of 6,250 square feet, in lieu of the 10,000 square foot minimum required, and a lot width of 50 feet, in lieu of the 75-foot minimum required.

At the December meeting, a motion carried to defer the project for one-month to the January 25, 2017 meeting at the request of the applicant.

Please note: This discussion item was deferred to the February 22, 2017 meeting at the Approval of the Agenda, Item V.

B. MAJOR PROJECTS-NEW BUSINESS

B-080-2016 Demolition/New Residence
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 1632 S. Ocean Blvd.
Applicant: Mr. and Mrs. Maurice Pinsonnault
Architect: Carlos A. Bonilla, AIA/Bonilla Torregroza Architecture, LLC
Project Description: Demolition of existing one-story residence with 2 car garage basement. Construction of a new two-story single family residence with 2-car garage basement, pool and pool cabana. New hardscape and landscape.

VARIANCE INFORMATION: The applicant is proposing a new 10,897 square foot two-story, single family residence which will require the following variances: 1) a request for a point of measurement of 22.5 NGVD ("National Geodetic Vertical Datum") in lieu of the 20.56 NGVD maximum allowed; 2) a request for a front yard setback (on Seagrape Circle) for the entry feature to be 33.5 feet in lieu of the 35 foot maximum required; 3) a request for the height of the retaining wall along the west property line to be 9 feet tall in lieu of the 6 and 7 foot maximum allowed; 4) a request to have a building height plan setback 50.33 in lieu of the 66.9 foot minimum setback required for the architectural features which include the gable roof and two chimneys; 5) a request to allow two chimneys at a height of 37 feet in lieu of the 35 foot maximum allowed.

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

Maura Ziska, Attorney for the owner, explained the variances that are being requested and that they are seeking a favorable recommendation to the Town Council for the project.

Mr. Bonilla presented the demolition plan for the existing home. He provided a history of the existing home. He then showed the Commissioners exterior and interior pictures of the existing home, a site plan, photos of the neighbors and an existing streetscape.

Motion made by Mr. Garrison and seconded by Mr. Knowles to approve the demolition as presented with the caveat to sod and irrigate the property within 30 days. Motion carried with all in favor.

Mr. Bonilla presented the plans for the newly proposed home. He presented an aerial view, streetscape, location map, architectural styles of the surrounding homes, floor plans, lot size and stated it was a Bermuda style home. He presented building sections, a detail sheet, elevations, colored renderings, sample boards and a model as well. Mr. Bonilla explained the variance requests.

Commissioners Comments: Many of the Commissioners suggested reducing some of the dimensions to eliminate the variances. One of the Commissioners suggested reducing the window sizes on the east side, particularly the first floor. One of the Commissioners objected to the garage facing the street. Another Commissioner suggested to restudy the heights of the home to remove the variances as well as to restudy the entry to the garage.

One of the Commissioners asked for clarification on some of the variances. Ms. Ziska provided further explanation. Mr. Castro explained further the point of measurement to the Commissioners. Mr. Castro also explained the motor court entry and how it would be raised. There was some discussion about the elevation and topography of the lot.

Commissioners Comments: Many of the Commissioners were in favor of the design. There was a suggestion to reduce the three second floor windows on the east elevation to one window with side lights. Many of the Commissioners recommended reducing the size of the home to reduce the number of requested variances or at least the amount of variance that is being requested. Many thought the scale of the home was too big.

Maurice Pinsonnault, owner of the home, debated the size of the proposed home. Mr. Sammons stated he has an issue with the scale of the home, not the size of the home.

Motion made by Mrs. Vanneck and seconded by Mr. Small to defer the project to the March 22, 2017 meeting to restudy the scale of the project.

Mr. Garrison referred to the plan on SP-2 and discussed the building height plane request.

Mr. Castro added that the point of measurement would be 18 inches higher than what is indicated.

David Pressley, Attorney for the owner at 126 Seagrape Circle, asked for a deferral of the project to allow more time to analyze what impact it would have on his client's property.

Motion carried with all in favor.

B-001-2017 Additions/Modifications
Address: 242 Cherry Lane
Applicant: 242 Cherry Lane LLC, James C. Paine, Jr. – Agent, Architect
Architect: James C. Paine, Jr.
Project Description: Two story addition to single family residence, including demolition of non-conforming portion of existing residence.

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

Mr. Payne presented the proposed plans for the two story addition. He presented a streetscape, survey, proposed site plan, existing and proposed floor plans, photos of the existing exterior, neighborhood photos, existing and proposed elevations, detail sheets, colored renderings and a materials board. He also stated that he is not requesting any variances for the project.

Commissioners Comments: There was a comment that the front entrance is out of proportion and that the second story, middle window on the new addition is out of scale and both need to be restudied. There was a comment that there was too much of a difference between the existing and proposed structures. Many Commissioners thought the two structures needed to be blended together more cohesively and the entire addition needs to be rethought. There was a suggestion to restudy all of the fenestration. A comment was made that the new addition was too overwhelming, provided no continuity and did not have any charm. Another Commissioner thought that the new design had no style.

Motion made by Mr. Ives and seconded by Mr. Small defer the project to the March 22, 2017 meeting for an aggressive restudy. Motion carried with all in favor.

B-002-2017 Demolition/New Construction
Address: 256 Fairview Rd.
Applicant: 256 Fairview Road, LLC
Architect: Roger P. Janssen/Dailey Janssen Architects
Project Description: Demolition of a 1 story residence, pool, landscape and hardscape. Construction of a 2 story residence, pool/spa, landscape and hardscape.

Please note: This discussion item was deferred to the February 22, 2017 meeting at the Approval of the Agenda, Item V.

B-003-2017 Time Extension
Address: 1332 N. Ocean Blvd.
Applicant: Avery PB Realty Trust – Vickie Giardina

Architect: John M. Melhorn, AIA
Project Description: This is a time extension for the previously approved construction of a new 3,300 sq ft addition that will consist of: a guest wing with 4 car garage, aesthetic renovation to the existing residence, new windows and doors, new pool, hardscape and site walls.

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

Mrs. Vanneck declared a conflict for this project and left the dais. Ms. Grace voted in Mrs. Vanneck absence.

Mr. Melhorn stated that the property is vacant and provided a brief overview of the project. He stated that the reason for the time extension request is due to a family difficulty.

Motion made by Mr. Ives and seconded by Mr. Small to approve the time extension as requested. Motion carried with all in favor.

A lunch break was taken at 12:15 p.m. The meeting resumed at 1:15 p.m.

B-004-2017 Additions/Modifications
Address: 244 Orange Grove Rd.
Applicant: Joseph Ceravolo
Architect: Caroline Forrest/MP Design & Architecture Inc.
Landscape Architect: Matt Jackman/Nievera Williams Designs
Project Description: One story addition and renovation to existing one-story house with new hardscape, landscape & pool.

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

Ms. Forrest stated that the owners purchased the home in 1967 and have made no updates since that time. She told the Commissioners that they are proposing two additions to the home. She presented an existing and proposed site plan, photos of existing home, photos of the surrounding homes, existing and proposed floor plans, roof plan, elevations and detail sheets.

Mr. Sammons questioned the connection of the portico to the roof as well as the size of the portico. He suggested reducing the size to help with the proportions. He thought the fascia may be too small versus the crown on the eave.

Many of the Commissioners were in favor of the changes and thought it added to the charm of the home.

Mr. Jackman presented a site plan of the proposed landscape and hardscape, colored elevation renderings and materials to be used. Mr. Jackman put plans on the overhead that shows an additional Sea Grape tree to be used as well as the relocation of the citrus trees.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to approve the project as presented. Motion carried with all in favor.

B-005-2017 Demolition
Address: 1441 N. Lake Way
Applicant: Peter K. Jaffe Trust/P. Kevin Jaffe
Architect: Harold Smith/Smith and Moore Architects
Project Description: Demolition of an existing one-story single family residence, hardscape and interior landscaping.

Call for disclosure of ex parte communication: Disclosure by Mrs. Vanneck.

Mr. Smith presented the proposed demolition. He presented an aerial photo, the history of the home, existing interior and exterior photos and stated that all of the perimeter landscaping will remain. He also stated that the property will be sodded and irrigated after the demolition. Mr. Smith stated that the existing curb cuts will remain.

Motion made by Mr. Garrison and seconded by Mrs. Vanneck to approve the demolition request as presented with the caveat that the perimeter landscape be maintained as well as to sod and irrigate the property within 30 days.

Bill Metzger, 277 Esplanade Way, requested a dust screen to be erected between his property and the demolition. He also asked about the timing for the demolition and the schedule for the new construction. He also asked about restoring paving on a street that had been damaged by construction.

Mr. Page stated that the Public Works has a policy in the Town's Right of Way regarding street paving.

Mr. Smith stated that if the screen was made part of the motion, the owner would be happy to comply with the request.

Motion amended by Mr. Garrison and seconded by Mr. Small to approve the demolition request as presented with the caveat that the perimeter landscape be maintained as well as to sod and irrigate the property within 30 days and that a dust screen at 12 feet in height, on the eastern side of the property, be erected during demolition.

Mrs. Vanneck told Mr. Metzger that demolition cannot begin until after the first of March.

Mr. Smith stated that the owner has no immediate plans to build on the lot.

Motion carried with all in favor.

B-007-2017 Additions/Modifications
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 82 Middle Rd.
Applicant: Ms. Charlotte Beers
Architect: M. Mark Marsh
Landscape Architect: Sean Twomey/Environment Design Group
Project Description: Renovation of existing two story home including 2 small infill additions and one open covered carport addition. Existing hardscape and landscape to be renovated.

VARIANCE INFORMATION: The applicant is proposing the following additions onto the existing residence: 1) Construct a one story 35 square foot infill addition to an existing bathroom; 2) construct a one story 5 square foot infill addition to the kitchen; 3) construct a one story 192 square foot addition for a car port. The following variances are being requested to accomplish the above improvements: I) Cubic content ratio ("CCR") of 6.05 in lieu of the 6.00 existing and the 4.02 maximum CCR allowed; 2) Lot coverage of 33.7% in lieu of the 31.3% existing and the 30% maximum allowed.

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

Maura Ziska, Attorney for the owner, explained the variances that are being requested and that they are seeking a favorable recommendation to the Town Council for the project.

Mr. Lindgren stated that the Commissioners could not make a final recommendation on the architecture but could give a recommendation to the Town Council on the variances requested.

Mr. Marsh presented an aerial photo, history of the property, site plan, streetscape, showed proposed additions, photos of existing home and surrounding homes, existing and proposed floor plans, proposed fenestration changes, existing and proposed elevations and detail sheets.

Commissioners Comments: Many of the Commissioners were not in favor of the awnings. Some of the Commissioners were not in favor of the carport while others thought the design was satisfactory. There was a request to label the closets and elevator on page A2.3. There was a concern about the door entering into the kitchen and whether it would be perceived as the front door. There was a suggestion to use some art deco elements over the balcony.

Mr. Twomey presented the proposed landscape and hardscape for the project. He presented a site plan and colored elevations and discussed all of the changes.

Mr. Garrison expressed concern about the lack of definition for the front door.

Motion made by Mr. Ives and seconded by Mr. Garrison that the implementation of the proposed variances will not cause negative architectural impact to the subject property and to defer the architecture to the February 22, 2017 meeting. Motion carried with all in favor.

B-008-2017 New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 235 Via Vizcaya
Applicant: 235 Via V PB, LLC
Architect: Pat Segraves, SKA Architect + Planner
Project Description: Mediterranean Revival style two-story home to be 7,444 square feet consisting of four bedrooms, six and one half bathrooms, kitchen, dining room, family room, living room, library, loggias, two-car garage and guest apartment. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 7,444 square foot two-story, single family residence on a non-conforming platted lot which is 15,344 square feet in area in lieu of the 20,000 square foot minimum area required; 47.25 in width in lieu of the 125 foot minimum required; and 97.58 feet in depth in lieu of the 150 foot minimum required.

Please note: This discussion item was deferred to the February 22, 2017 meeting at the Approval of the Agenda, Item V.

B-009-2017 New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW
Address: 12 Via Vizcaya
Applicant: JDC Florida Properties, LLC
Architect: Pat Segraves, SKA Architect + Planner
Landscape Architect: Steve West, Parker Yanette Design Group, Inc.
Project Description: Classical Style two-story home to be 6,958 square feet consisting of 4 bedrooms, five and one half bathrooms, kitchen, dining room, family room, library, loggias, and two car garage. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 6,958 square foot two-story, single family residence on a non-conforming platted lot which is 15,102 square feet in area in lieu of the 20,000 square foot minimum area required; 106.67 in width in lieu of the 125 foot minimum required; and 100.17 feet in depth in lieu of the 150 foot minimum required.

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

Maura Ziska, Attorney for the owner, explained the site plan review that is required for the project.

Mr. Lindgren stated that the Commissioners could not make a final recommendation on the architecture and the site plan approval.

Mrs. Vanneck asked about the divided lots. Mr. Lindgren stated that they are platted lots. Some discussion continued on this topic.

Mr. Segraves presented the proposed project. He showed the Commissioners surrounding property photos, a contextual site plan, proposed site plan, streetscape, location map, proposed floor plans, colored renderings and elevations. He stated that the lot is currently vacant.

Commissioners Comments: There was a comment that the house was over scaled and very heavy. One member thought the design needed further work. Some Commissioners thought that the house was too big for the lot. There was a suggestion to restudy the L portion of the home and possibly change it to a one story element or to make it less prominent. A comment was made that the middle windows and doors on the west elevation (3 over 3) are a little aggressive. There was a suggestion to add stone trim, eave with character or some additional details to add some charm. Many thought the house needed to be restudied.

Mr. West presented the proposed landscape and hardscape for the property. He presented existing photos of the surrounding homes, existing site photos, a site plan and elevations of the proposed landscaping.

Mrs. Vanneck suggested to add more trees to shade the west elevation of the property.

Mr. Garrison stated he would like to see sections through the cornice and balconies and the details of the eaves.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to the February 22, 2017 meeting with major restudy. Motion carried 6-1 with Mr. Garrison opposed.

B-010-2017 Modifications

Address: 261 El Dorado Lane
Applicant: Charles Ruger
Architect: Jaime Torres and Ann Fairfax/Fairfax & Sammons
Project Description: Interior renovations, new windows and exterior doors, removal of existing entry portico, changes to south/entry elevation, other minor elevation changes, partial new roof and changes to landscape/hardscape.

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

Mr. Sammons declared a conflict for this project and left the dais. Ms. Grace voted in Mr. Sammons absence.

Mr. Torres presented the proposed changes to the property. He showed the Commissioners an aerial photo, provided a history of property, a survey, a streetscape, a proposed site plan, existing floor plan, demolition plan, proposed floor plan, existing and proposed elevations and highlighted the proposed changes. He also presented materials to be used, existing home photos and surrounding neighborhood photos. Mr. Torres presented fenestration changes that he was requesting to make on three elevations on the overhead projector.

Mr. Corey asked for clarification on the fenestration changes that were being proposed. Mr. Torres went over the changes for the Commission.

Commissioners Comments: Many of the Commissioners were in favor of the changes. There was a request to add the manufacturer and color number of the proposed paint to the

plans. There was a recommendation to add mullions on the garage window on the west elevation. Some of the Commissioners thought the project should be deferred to make sure all of the correct elevations are seen in its entirety.

There was some discussion about deferring the project.

Ms. Fairfax presented the proposed landscape and hardscape for the property. She showed the Commissioners existing photos of the property and surrounding neighbors, a site plan of the proposed landscape and hardscape as well as colored elevations.

Commissioners Comments: There was a request for the details on the proposed gate and canvas proposed on the east side of the home. There was a suggestion to add a shade tree that will provide a larger canopy. There was some discussion on possible shade tree locations.

Motion made by Mr. Ives and seconded by Mr. Garrison to defer the project to the February 22, 2017 meeting. Motion carried with all in favor.

B-011-2017 Additions/Modifications
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 1090 N. Ocean Blvd.
Applicant: Ann Desruisseaux
Architect: Caroline Forrest/MP Design & Architecture
Landscape Architect: Matt Jackman/Nievera Williams Design
Project Description: Additions and renovations to existing two story house to include new hardscape, landscape and pool. First floor addition of 148 square feet and second floor addition of 832 square feet.

VARIANCE INFORMATION: The applicant is proposing to renovate a two-story residence with 994 square feet of one and two story additions increasing the residence from 6,141 square feet to 7,135 square feet total and require the following variances: 1) cubic content ratio ("CCR") of 4.99 in lieu of the 4.35 existing and the 3.96 maximum CCR allowed; 2) south side yard setback of 10 feet in lieu of the 12.5 foot minimum set back required for the proposed one story addition to the existing garage; 3) south side yard setback of 10 feet in lieu of the 15 foot minimum set back required for the proposed two story additions to expand and add to the upstairs bedrooms.

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

Mr. Lindgren stated that the Commissioners could not make a final recommendation on the architecture but could give a recommendation to the Town Council on the variances requested.

Maura Ziska, Attorney for the owner, explained the variances that are being requested and that they are seeking a favorable recommendation to the Town Council for the project. She also told the Commissioners about the letters of support for the project that had been received.

Ann Neville, owner, thanked the Commission and requested a favorable recommendation for the variances.

Ms. Forrest presented the proposed changes for the property. She presented a location map, existing photos of home, an aerial photo, existing and proposed floor plans, a CCR plan, existing and proposed elevations and colored renderings. She also presented newly proposed fenestration changes on the overhead projector as well as details on the out lookers and eave details.

Mr. Corey asked if the existing chimney is operable. Ms. Forrest responded. He stated he was in favor of the muttons on the window and doors and was in favor of the smaller windows proposed on the east elevation.

Many of the Commissioners were in favor of the project and thought the changes were a large improvement.

Mr. Garrison requested that the colors and specific details on the plans.

Mr. Jackman presented the proposed landscape and hardscape plans. He presented existing site images, a site plan and colored renderings. He put some proposed landscape changes on the overhead projector as well.

Mr. Garrison questioned the curb cut on N. Ocean Blvd. Ms. Forrest responded to his concern.

Mr. Corey was in favor of the 3 shade trees proposed for the northeast corner.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison that the implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried with all in favor.

A second motion by Mrs. Vanneck and seconded by Mr. Garrison to defer the project to the February 22, 2017 meeting. Motion carried with all in favor.

C. MINOR PROJECTS - OLD BUSINESS

NONE

D. MINOR PROJECTS-NEW BUSINESS

A-001-2017 Modifications

Address: 369 S. Lake Dr., Apt. G-1
Applicant: Cynthia Van Buren
Engineer: Derek Schenavar, PE/DKK Consulting Engineering
Project Description: Installation of a retractable awing 17 feet long that will extend out 4 feet. Awning does not impact row. It is 68 square feet over existing concrete patio.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison and Mrs. Vanneck.

Cynthia Van Buren, owner, presented the proposed 17-foot-wide, retractable awning over the middle sliding glass door. She stated it would be a made of a white cloth material and would match other awnings that are existing.

Mr. Small asked for surrounding neighbor photos or pictures of other awnings. Ms. Van Buren stated her neighbor to the directly to the east has two identical awnings. She presented the Commission with a picture of a similar awning and stated the awning would not be visible from the street due to an existing hedge.

Mrs. Vanneck stated she was not in favor of the awning in the white color but did not want many different awning colors on the building. Ms. Van Buren responded.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. Motion carried 6-1 with Mr. Small opposed.

A-002-2017 Modifications
Address: 216 Sandpiper Dr.
Applicant: LC Homes of South Florida LLC
Architect: Roger Janssen/Dailey Janssen Architects
Project Description: Proposed color changes to exterior shutters and concrete roof tiles.

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

Molly Mitchell, Dailey Janssen Architects, presented proposed color changes in the shutters and roof material and the reason for the changes. She showed the Commissioners previously proposed elevations versus the newly proposed elevations. She also showed the Commissioners a paint and roof sample.

Motion by Mrs. Vanneck and seconded by Mr. Small to approve the project as presented. Motion carried with all in favor.

A-003-2017 Modifications
Address: 686 Island Dr.
Applicant: Robert F. Greenhill
Architect: Michael Polka/YRA Design
Project Description: Exterior window and door replacement.

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

Mr. Polka presented the proposed plans to replace all of the exterior windows, doors and shutters. Mr. Polka provided a history of the home, showed photos of the existing home, surrounding homes, existing and proposed elevations and a picture of the proposed window.

Mr. Sammons asked the reason for the transom being added to the proposed windows. Mr. Polka stated the hardship in obtaining the size of windows that exist in the home today.

Mr. Knowles asked about the materials of the proposed window. Mr. Polka stated he is proposing a custom wood door and wood windows.

Commissioners Comments: Many of the Commissioners were not in favor with the transom on the windows. Many members were also not in favor of the front door selection. There was also a suggestion to tie the windows together more by adding muttons on the rear windows.

Mr. Small inquired about replacing the windows with a product that is similar to what is existing. There was some discussion on this topic.

Frank Pompa, friend of the owners, stated that in their research for a window product, they were told by Kolbe that a hurricane impact window could not be made for a window that is over 6 feet tall. Mr. Pompa stated that the proposed windows were aluminum clad with mahogany interiors. Mr. Sammons said he could provide several suppliers that would make the windows.

Mr. Gruss asked if the shutters were operable. Mr. Pompa responded.

Motion made by Mrs. Vanneck and seconded by Mr. Small to defer the project to February 22, 2017 to restudy different window and door options.

IX. OTHER BUSINESS

Mr. Page discussed the upcoming term expirations for two of the Architectural Commission members and stated that the alternates could apply for those open positions.

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

NONE

XI. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

Mr. Small raised the question regarding the Commission setting a deferral date different than requested by the architect. Mr. Page stated he would ask Skip Randolph his opinion on the matter. Some discussion continued on this matter.

Ms. Grace asked the other Commissioners if they felt more details, such as the Commissioners comments on the project, needed to be included in the agendas for reference. Some discussion continued on this topic. It was decided that this information does not need to be included.

XII. ADJOURNMENT

Motion made by Mr. Garrison and seconded by Mrs. Vanneck to adjourn the meeting at 4:01 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, February 22, 2017 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

Richard Sammons, Chairman
ARCHITECTURAL COMMISSION

kmc

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

LAST NAME—FIRST NAME—MIDDLE NAME Simmons, Richard	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission
MAILING ADDRESS 455 Worth Ave # 302-303	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY Town
CITY Palm Beach COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED January 25, 2017	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 Summons, hereby disclose that on January 25, 20 17 :

(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:

Hearing for project
B-010-2017
261 El Dorado Ln.

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.

1/25/17
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 Vanneck, Ann	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission
MAILING ADDRESS 217 West Indies Dr.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: Town ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY Palm Beach COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED January 25, 2017	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, Ann Vanneck, hereby disclose that on January 25, 20 17:

(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, father Sten Kilja @ 1330 NOB;

___ 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
for project
B-003-2017 Time extension
for 1332 N. Ocean Blvd.

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

1-25-17
Date Filed

A. Vanneck
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.