

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY OCTOBER 27, 1999
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Sally Gingras, Vice-Chairman
Ethel Kinsella, Member
Lowry M. Bell, Jr., Member
Robert Deziel, Member
Joanna Frost-Golino, Member
Eric Adams, Member
Floyd Wideman, Alternate Member
Gilbert Messing, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning Zoning and Building
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Marvin Rosenberg, Alternate Member

Note: Dr. Rosenberg's absence was classified as excused.

III. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 25, 1999 MEETING.

MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

IV SWEARING IN PERSONS TESTIFYING

Persons testifying were sworn in at this time and periodically throughout the meeting.

V. CONSENT AGENDA

There were no consent agenda items to be heard.

VI. PROJECT REVIEW

STAFF COMMENTS:

Mr. Moore said the Town Council asked the Commission to consider and comment on the cancellation of the Architectural Commission's August meeting.

Mrs. Gingras said that in the seventeen years she has served on commissions, there has never been an occasion when there were not enough people available to form a quorum. She felt it would be generous of the Commission to allow an extra absence.

MOTION BY MRS. KINSELLA TO NOT CANCEL AUGUST ARCOM MEETINGS.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore asked at this time for project deferral of item B89-99, project deferral of item A42-99, removal from the agenda of item B100-99 and project deferral of item B94-99. (Please see each item listed in the order of the agenda regarding them.)

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B84-98 Modification/Clarification

Applicant:	A.R. Building Co.
Address:	218 Jamaica Lane
Architect:	Pandula Architects
Project Description:	Modification and clarification of an approved project.

Mrs. Frost-Golino said she discussed the project with Mr. Frank when the architect was present.

Architect Eugene Pandula said the project was approved earlier this year. At the time of approval there was discussion by a neighbor asking for some relief of one side of the building. He was asked to leave at the lunch break and come back with an alternate scheme. The project was presented for a second time that day and it was approved. There had been a slight change in the zoning, and the site statistics which were not discussed. The revised project was never calculated and now there is a

discrepancy with the permitting. He said the morning session of the meeting is on record, but not the redesigned project that was presented in the afternoon. What was altered at the last session was a second floor configuration of the north east corner facing the neighbor's house. They moved the fireplace chimney from the east facade and the mass was altered. The CCR is now 4.07, but he said they could bring it down to 3.99 by reducing the size of the balconies if the Commission desired.

It was stated that there would be no purpose in reducing the size of the balconies and it would be a detriment to the house.

Mr. Deziel said he remembered the project was contested by neighbors and considering the history of the project he did not appreciate the additional square feet.

Attorney Ron Kolins, representing the applicant, stated the primary disputer was Mr. Barton, who lives next door. They worked with him closely to try to resolve his problems and the changes that were made were largely in response to and in accommodation of Mr. Barton's concerns.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

MR. ADAMS	YES
MRS. KINSELLA	YES
MRS. GINGRAS	YES
MR. BELL	YES
MR. DEZIEL	NO
MRS. FROST-GOLINO	YES
MR. SCHULER	YES

MOTION CARRIED 6-1.

B24-99 New Office Building

Applicant:	179 Corporation
Address:	420 Royal Palm Way
Architect:	Robert Bell
Project Description:	Construction of new two-story office building of approximately 12,500 square feet with an underground parking garage.

This project was deferred from the September meeting.

Mr. Adams said he met with the owner and the architect. Mr. Bell said he met with the architect.

Mr. Schuler wanted to clarify that the project description has changed since the original application. The project no longer has underground parking as it was stated at the last presentation.

Architect Robert Bell presented the site plan and color elevation drawings. Architect John Rima presented a dusty rose color sample of the proposed building color and said the trim will be limestone.

Attorney Ron Kolins said the Town Council approved the site plan with above ground parking.

Mr. Moore said the site plan, the number of stories and the parking structure issues have been resolved by the Town Council.

Some of the Commission liked the residential look of the building and some did not. The windows were felt to be out of proportion and a suggestion was made to use all the same size windows on each floor and others felt there should be hierarchy arrangement.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT AS PRESENTED.
MOTION DIED FOR A LACK OF A SECOND.**

the following suggestions and comments were made:

The wall in the front is too stolid and the front door is too squat.

There are too many architectural details on the windows.

The windows on the second and third floor should have a hierarchy

The window on the top floor in the center is too wide.

Present the details of the columns.

Rework the railing over the front door.

The grill work, outlookers, framing of the windows, pediments and moldings around the building need to be detailed in 1/4 scale drawings.

Exact drawings and renderings need to be presented.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE NOVEMBER MEETING
TO MAKE THE CORRECTIONS THAT HAVE BEEN SUGGESTED.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B62-99 New Residence

Applicant: Mr. And Mrs. Patrick Guarini
Address: 260 Southland Road
Architect: Shane Ames
Project Description: Construction of a new one-story single family residence.

Demolition of the existing residence was approved at the July meeting and the construction portion of the project was deferred from the August meeting.

No one was present to represent this project.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE END OF MAJOR PROJECTS.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

This project was called again at the end of Major Projects and again no one was present.

Chairman Schuler moved this project to the end of the meeting.

There was no action taken regarding this project at the end of the meeting, therefore it will remain on the agenda.

B63-99 Additions

Applicant: James B. Vandergrift
Address: 428 Chilian Avenue
Architect: J.R. Saunders
Project Description: Proposed three car garage addition with a master bedroom above and proposed loggia extension.

This project was deferred from the September meeting.

The Architect requests deferral to the November meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B80-99 Addition

Applicant:	Lynne Kaiser
Address:	1515 North Ocean Way
Architect:	Richard Henry Behr
Project Description:	Renovation of front entry, addition of two, two-story wings in back of the house.

The project was approved at the September meeting with the provision to restudy the “stilts” and create a loggia along the east facade.

Mr. Bell said he met with the Attorney Peter Broberg and spoke with Architect Richard Behr. Mr. Schuler said he spoke with Mr. Broberg. Mrs. Kinsella said she drove by the site. Mr. Deziel declared a previous Conflict of Interest and left the dais at this time.

Attorney Peter Broberg said this matter was appealed to the Town Council. The appeal was denied without prejudice as they felt the application was being bifurcated. They felt that as long as the project was coming back to ARCOM they can again appeal to the Town Council. Mr. Broberg read a letter from Consulting Engineer Darwin C. Stubbs which stated that the additions must be independent so that no modifications would be necessary to the existing non-conforming building which is not a pile-supported foundation.

Architect Richard Behr presented several different drawings of a colonnade on the east elevation. The columns, on piles, will come out to the foundation wall and swimming pool. The front entry addition was modified to be sympathetic to the rear elevation. He proposed deleting the two windows in the bedroom addition and presented drawings reflecting this change.

Attorney Robert Deziel addressed the Commission and said his associate Maura Ziska was unable to make the comments to the Commission today. He questioned that the D.E.P. required the “stilt” design. He said all of these applications can be presented from one angle or another, it just depends what the answer you want. He introduced architect Jeffrey Smith and said his client, Mr. McCarthy

retained his services.

Mr. Smith said he has examined the plans on file and he was asked to make comments about them. The columns were placed in front of glazing which he felt was not classic architecture. Usually a solid mass is not placed above a loggia, and this clearly says "addition."

Mr. Bell said his motion last month was to accept this project with the determination that it will not resemble "stilts." He objected to the columns not lining up with the two story portions above.

Mr. Behr said the swimming pool will be altered to accommodate the realignment of the columns.

Alternate sketch "H" was discussed and it was suggested to use a solid pier and perhaps engaged columns rather than the double columns as proposed. It was suggested to make the two additions more symmetrical, reduce the size of the large wing to match the size of the smaller wing, and push the second floor a couple of feet back into the existing one story area.

Mr. Deziel said Architect Jeffrey Smith will make himself available to share some of his ideas.

Coastal Engineer Charlie Isiminger addressed the Commission and said the project cannot be changed structurally because it would require the entire house to be put on pilings under D.E.P. rules. He said by pushing the addition back, the structure of the existing residence would have to be changed which would mean putting it on an adequate pile foundation. The additions have to be structurally independent and have to be put on pilings. The central portion of the rear addition is a balcony which is structurally independent from the house and requires no foundation modification to the existing house. The two story portion which is located above the existing house is located over existing load-bearing walls and requires no structural modification to the existing house.

MOTION BY RMS. GINGRAS TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

Mrs. Frost-Golino asked Mr. Behr to work on the symmetry of the two wings.
Mrs. Gingras suggested not pulling the whole north wall in, just make a jog in it.

Note: Mr. Deziel was out of the meeting room for the next two items and Mr. Wideman was a voting member for these projects.

B81-99 Addition

I

Applicant: Catherine Broderick
Address: 313 Clarke Avenue
Architect: Robert Bell
Project Description: In-fill stucco finish walls with single hung windows to replace jalousie window wall and addition at the second floor over the entry area.

This project was deferred from the September meeting.

Mrs. Kinsella said she spoke with Mrs. Broderick regarding the project.

Architect Robert Bell said they lowered the windows on the front of the house as a result of the comments from the last meeting. The windows will be aluminum frame with true divided lites and will have operable storm shutters.

Catherine Broderick addressed the Commission at this time.

Bill Elias, who owns the property to the east of this project, wanted to review the eastern elevation.

It was suggested to lengthen the windows on the second floor about 6" to 8" without cutting into the portico.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO USE LARGER WINDOWS ON THE SECOND FLOOR WHICH WILL BE BROUGHT BACK FOR STAFF APPROVAL.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B82-99 Addition

Applicant: Mrs. Donna Ward
Address: 1564 South Ocean Blvd.
Architect: SKA Architects
Project Description: New second floor addition to existing residence, approximately 515 square feet.

The project was approved at the September meeting with the provision to restudy the garage element.

Architect Patrick Seagraves said the guest house/garage will have a roof deck patio above it. The balcony railing was raised and stuccoed with a stone band and a cast stone cap. The stairs were relocated to the west elevation. Clay barrel tile roofing material will be added to the existing overhang on the west elevation.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Mr. Deziel returned to the meeting room at this time.

B83-99 Renovation

Applicant: Anthony L. Thibaut
Address: 1 Golf Road
Architect: Ames Bennett

ARCOM Agenda 10/27/99

Project Description: Renovation of a single story 1950's modern ranch style home into a two-story Mediterranean style home.

This project was deferred from the September meeting.

Architect Ames Bennett asked the Commission to reconsider the same application that was presented last month. The proposed project will have an arcade over the wall below. The windows on the first floor have fixed glass as he felt that muntins in the windows would not be appropriate. Mr. Schuler felt that dividers in the windows would be more attractive. Mr. Bennett said the glass will be impact resistant and that applied muntins would have to be used. Mr. Schuler said the applied muntins should have some dimension to them.

It was suggested to in-fill part of the second floor balcony and not make the arcade go all the way across.

Mrs. Frost-Golino said the central arcade was larger than the others and she felt if the columns were closer together it would create more symmetry.

Mr. Deziel felt the second floor had more of a Monterey look because of the size of the roof, the elliptical arches and the Venetian windows.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE NOVEMBER MEETING FOR RESTUDY OF THE ARCADE AND KEEPING WITH SOME OF THE PHOTOGRAPHS MR. BENNETT PRESENTED TODAY.
MOTION SECONDED BY MRS. KINSELLA.**

Contract purchaser Mark Rowen addressed the Commission and said he instructed the architect to put the arcade on the second floor. He had letters from the neighbors who were in support of the project.

MOTION CARRIED UNANIMOUSLY.

B87-99 Additions

Applicant: James and Susan Collins
Address: 1085 North Lake Way
Architect: James C. Paine, Jr.
Project Description: Single story master bath/garage wing addition to existing two story residence and single story dining room addition.

This project was deferred from the September meeting.

Architect Jim Paine said they will add a garage and a master bedroom wing. The garage will face the street and it will be screened with an existing wall and hedge. The wall will have two pilasters removed to allow access to the new garage and the driveway into the garage will be offset to provide some screening.

It was suggested to use two single garage doors with a louvered look and open the hedge in order to back straight out. A trellis applied to the building was suggested to break up the unrelieved section of building facade.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT SUBJECT TO ADDING LOUVERED PANELS ON THE GARAGE DOOR, ADDING TRELLIS WORK OR SOME LANDSCAPING TO THE LONG ELEVATION WHICH WILL BE INCLUDED WITH THE LANDSCAPE PLANS AND WITH THE PROVISION THE CURB CUTS MEET WITH THE TOWN CODES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore said that curb cuts are the authority of the Public Works Department.

B89-99 Modifications

Applicant:	Carol B. Wheeler
Address:	226 Merrain Road
Project Description:	Replace square wooden porch columns with round cast stone columns. Install 7" wide cast stone trim around the garage doors and on either side of the front entrance door and install cast stone seals under the windows.

The portion of the project regarding the change of roofing material was denied at the September meeting.

Note: Discussion of this project took place under Staff Comments.

Mr. Moore said the attorney for the applicant asked the staff and Mr. Randolph to review the facts regarding this project.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B90-99 New Residence

Applicant:	Michael and Betsy Kaiser
Address:	225 Dunbar Road
Architect:	Peter Mullen
Project Description:	New two-story block and stucco home with a one and two-story accessory structure.

The demolition of the existing residence was approved at the September meeting.

The architect requests deferral to the November meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Attorney Peter Broberg addressed the Commission at this time and asked to rehear item #B80-99 at the end of the agenda as he felt the issue may have been solved.

Mr. Deziel stepped down from the dais during the discussion.

Robert Moore said that during the initial discussions there were representatives from both sides. If one side no longer has their experts here relying on the fact that there was a deferral to next month, they may object having the project brought up for reconsideration.

Chairman Schuler ruled not to rehear project #B80-99.

B. NEW BUSINESS - MAJOR PROJECTS

B94-99 Demolition and New Duplex

ARCOM Agenda 10/27/99

Applicant: J. L. Cole
Address: 425 Chilian Avenue
Architect: SKA Architects
Project Description: Demolition of existing apartment building and construction of a new two-story duplex.

Mr. Moore said there was a request by the attorney representing the buyer of the property to defer to the November meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Note: Discussion of this project took place under Staff Comments.

B95-99 Demolition and New Residence

Applicant: J. L. Cole
Address: 437 Chilian Avenue
Architect: SKA Architects
Project Description: Demolition of existing two-story apartment building and construction of a new single family residence.

Mrs. Gingras and Mr. Adams said they spoke with the architect.

Architect Patrick Seagraves read the demolition report which stated the apartment building was built in 1922 by R.C. Daniels and no architect information was found. He said the building is in fair condition and the additions consisted of a series of small cottages.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE USUAL 90 DAY CONDITIONS.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves presented a streetscape drawing and elevation drawings. The garage will be on the side of the building and it will have one story building sections at the front of the property. The total square footage will be 5,650 and the CCR is at 5.9 with most of the massing to the rear of the property.

The two round windows beside the balcony were felt to be inappropriate and should match the two windows below. Mr. Seagraves was asked if shutters will be used or impact windows. He said more than likely impact windows. There was concern that the muntins on impact windows may be too large for the small windows. Mr. Frank displayed photographs of a house under construction with impact windows that had very large muntins. Mr. Seagraves assured the Commission that they will not allow windows with wide muntins to be installed, that they would use removable shutters instead. The Commission felt the project was big, but nicely massed and nicely detailed.

MOTION BY MR. BELL TO APPROVE AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B96-99 Demolition

Applicant:	G. W. Partnership
Address:	230 Wells Road
Architect:	Smith & Moore Architects
Project Description:	Demolition of an existing residence.

Architect Harold Smith said the house was built in 1953, designed by John Stetson and built for Frank Gottfried. The 2,700 square foot, one-story residence has no historical significance.

MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE STANDARD PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B97-99 New Residence

ARCOM Agenda 10/27/99

Applicant: One Hundred El Vedado
Address: 100 El Vedado Way
Architect: Smith and Moore Architects, Inc.
Project Description: New two-story Mediterranean Revival Residence.

Mr. Deziel said the home owner is a client, he then declared a Conflict of Interest and left the dais. Mr. Adams, Mr. Bell Mrs. Gingras, Mrs. Kinsella and Mr. Wideman said they met with the builder and discussed the plans.

Builder William Elias presented the project and Architect Harold Smith was available to answer questions. They presented a model of the Italianate Mediterranean style residence and a sample board of the building materials. Mr. Elias said the windows will be hurricane glass with applied muntins which will look like true dividers.

Mr. Smith said the total square footage of the project is 14,7701 square feet.

It was felt the project was quite attractive, but there was concern with the tennis court and the impact it will have on the east elevation. The four garage doors facing the neighbors on the west side were discussed. Mr. Smith said the garages were set back 30' from the property line and they should not be a problem.

MOTION BY MR. WIDEMAN TO APPROVE AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.

B98-99 New Residence

Applicant: Windsor Homes, Ltd.
Address: 8 Windsor court
Architect: Smith & Moore Architects
Project Description: New two-story French Provincial residence

Mr. Bell, Mrs. Gingras, Mrs. Kinsella and Mr. Wideman said they met with Jon Moore and reviewed the plans.

Architect Jon Moore presented a photo board of the project. He said the client would like to build a two-story French Provincial style residence. There will be a two-story section in the center with flanking wings on the north and the south elevation which will be connected by a garage in the rear. A guest and staff quarter will be on the second story of the garage. There will be a pool in the center and

a cabana on the north side of the property. The windows will be impact glass with clad wood. The building colors will be a silver beige stucco, white trim and quoins, eggplant shutters and a cloud grey slate roof.

Architect Ted Song stated that the total square footage of the house and cabana will be 11,060 with a FAR .378 and a CCR of 3.81. He said the house will be set back 56' from the Windsor Court and the garage and staff quarters will be set back 29' from Cherry Lane.

Mr. Schuler felt that there were many different elements on the house that were not necessarily French Provincial style. The front facade has a glass and grill door in front of the decorative wood panel door. The windows on the first level give one appearance, the very large french doors on the second level creates an odd appearance and the window on the right-hand side is a completely different style than the others. The back of the house has Colonial windows on the first floor with French style windows on the second floor. The windows above the garage may not be a true french window as the front of the house has a different approach.

Mrs. Gingras said this project is twice the size of anything in the area. Mr. Song responded by saying this project does not have the highest FAR or CCR in the area.

Mr. Bell said the project does not look massive, that it was a beautifully designed house and he wanted to stick to the architectural matters rather than the size. He said placing the smaller buildings on the back side of the lot helps to keep the mass from the street. He agreed with Mr. Schuler regarding the windows and that the Palladian window on the back balcony should be corrected.

Mrs. Frost-Golino said that ARCOM is to still look at the size of a project until the new zoning kicks in. She said this house just fits in under the new zoning rules. The design was very attractive and relates to what is around it, but the four car garages are inappropriate as there are no others in the area. The mass of the buildings have been pushed out to the two streets and out to the set back line, making the mass appear larger. The roof is appropriate for the style, but it is huge and it is not reflected in the CCR calculations.

Mr. Deziel said the applicant is trying to do too much with this piece of property and the architecture is a little convoluted. The homes range anywhere from the high fours to the six thousand square feet.

Mr. Adams said this is a large lot, but it is surrounded by much smaller homes. He said there is a size issue and a style issue with this project.

Mr. Wideman felt this house is too big for the neighborhood, it will loom over the houses on El Dorado Road and it is the only two-story house within the immediate area.

Denise Meyer addressed the Commission and said she was the original owner of the Graham Eckes property and she envisioned that larger houses would be on the south side of Windsor Court.

Contract Purchaser William Cooley addressed the Commission and said they have been working on this house for the last five months. He has resisted the architects who have been trying to get him to reduced the size of the house. It was pulled back 15 feet farther from what is required and they cut down the two-story elements on the sides to make one-story wings.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE NOVEMBER MEETING TO REDUCE THE GARAGE IN SIZE BY ½ AND MAKE IT ONE-STORY AS OPPOSED TO THE TWO-STORY, ELIMINATE THE CAR PORT AND CORRECT THE WINDOWS AS SUGGESTED.

**SUBSTITUTE MOTION BY MR. DEZIEL TO DENY THE PROJECT BASED ON SECTION 18-205, F, 2 THE GROSS FLOOR AREA IF THE STRUCTURE IS VISIBLY EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION.
MOTION DIED FOR A LACK OF A SECOND.**

Mr. Bell said he felt that a deferral was in order and not a denial.

**MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B99-99 New Residence

Applicant: James & Eleanor Woolems
Address: 259 Merrain Road
Architect: Thomas Kirchhoff
Project Description: New two-story residence.

Mr. Bell, Mr. Schuler, Mrs. Kinsella and Mr. Wideman said they met with the architect.

Architect Thomas Kirchhoff presented the neighborhood calculations and street scape drawings. The two-story, 6,100 square foot Bermuda/Colonial style residence will have a CCR of 3.78. The building

will have beige stucco, green shutters and a grey slate roof. The windows without shutters may be impact resistant or they will have removable panels.

Mrs. Gingras said by looking at the chart, the project is at the maximum of what is already existing and the only other house that is larger than this project is on a much larger lot. This is a two-story block that needs more articulation on the front facade as it is very flat with only one balcony element.

Mr. Bell said the two windows on the main portion of the house look like the front door and he suggested eliminating the side lites and the stucco detail above the windows.

Mrs. Kinsella felt all of the windows and balcony look pushed together.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE NOVEMBER MEETING AND COME BACK WITH SOME STRONG ARTICULATION OF THE FRONT FACADE SO THAT IF IT HAS TO BE A TWO-STORY BLOCK THERE'S SOME MOVEMENT IN IT.

MOTION SECONDED MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

MRS. GINGRAS RESTATED THE MOTION FOR CLARIFICATION TO INCORPORATE ALL OF THE COMMENTS MADE BY THE COMMISSION INTO THE MOTION.

MRS. KINSELLA AGREED TO THE CLARIFICATION OF THE MOTION.

B100-99 Demolition

Applicant:	Dan Swanson
Address:	447 Primavera Way
Architect:	The Phoenix Group
Project Description:	Demolition of existing dwelling

Staff recommends removal from the agenda as the applicant does not have the proper approval of the property owner to submit this application.

**MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Note: discussion of this project took place under Staff Comments.

B101-99 Demolition

Applicant: Peggy Moudry, Trustee
Address: 119 E. Inlet Drive
Project Description: Demolish and remove the existing one-story residence

Attorney Mark Kleinfeld representing Peggy Moudry presented the demolition request. The existing 2,200 square foot house was built in 1960 by Architect W.E. Cox for R.J. Moudry. He said the lot is hedged on three sides and it will be seeded and irrigated after the structure is removed.

**MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH THE PROVISION
TO SOD OR SEED WITHIN 90 DAYS.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B102-99 New Residence

Applicant: Herbert Siegel
Address: 6 Windsor Court
Architect: SKA Architects
Project Description: New single family residence.

Mr. Adams, Mr. Deziel, Mr. Bell, Mr. Schuler, Mrs. Gingras, Mrs. Kinsella and Mr. Wideman all met

with the architect and reviewed the plans.

Architect Jackie Albarran presented photographs of the neighborhood. The one-story mission style residence will have casual and simple detailing. The garage will be located on the side of the house and the entry will be through a garden wall with a small court yard on the right and a large court yard on the left. The pool will wrap around the house and will have two roofed pergolas on either side of it. The total square footage of the project is 5,680 square feet, the FAR is 33% and the CCR is 4.1. She said that even though the CCR is higher than the two neighbors, because of the style of the house and roof pitch of 4/12 pitch versus the neighbors with a parapet and the other with a 9/12/ pitch roof, this project appears smaller.

Mrs. Gingras said if projects are massed properly, a good amount of square footage can be put on a lot.

Mr. Wideman said this house will not be intrusive on any of the neighbors and yet it's a good size house.

MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B103-99 Demolition and New Residence

Applicant:	James Levin, Trustee
Address:	230 Kawama Lane
Architect:	Brower Architectural Associates

ARCOM Agenda 10/27/99

Project Description: Demolition of existing house and construction of a new two-story residence.

The architect requests deferral to the November meeting.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Mr. Deziel left the meeting at 3:40 p.m.

B104-99 Addition

Applicant: Gunther Lehmann

Address: 200 Emerald Beach Way

Architect: Blue Minges Architect

Project Description: Add loggia, reconfigure floor plan, remove non-pervious coverage.

Architect Blue Minges said the project will add 30 square feet to the existing house and will eliminate some of the existing paving on the lot. The project entails demolition of a room on the back of the house, the addition of a bedroom on the front and a loggia on the rear.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B105-99 Modifications

Applicant: 640 Island Drive, Inc.

ARCOM Agenda 10/27/99

Address: 640 Island Drive
Architect: Jon Bloss Blehar
Project Description: Eliminate existing flat roofs (tar & gravel), add new sloped flat cement tile roof, remove existing aluminum awning windows and plastic skylights, install new clad wood windows and change colors.

The applicant requests removal from the agenda.

**MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B106-99 New Building

Applicant: Palm Beach Country Club
Address: 760 North Ocean Blvd.
Architect: Peacock & Lewis Architects
Project Description: New single-story CBS structure with pitched roof to be used as a tennis pro shop and golf cart storage facility.

Mr. Frank said the Country Club will file a restrictive covenant for ficus material and none of this project will be visible from the street, therefore staff recommended removal from the agenda.

MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.

Mr. Bell said the Everglades Club said the same thing. ARCOM reviewed and made changes to the building and later some of the hedges died which exposed the building to the street.

MRS. KINSELLA WITHDREW HER MOTION.

After the Commission examined the plans, they felt that some of the windows could be improved and the building could be enhanced with some elements.

**MOTION BY MR. BELL TO APPROVE THE LOCATION OF THE STRUCTURE AND
TO BRING THE SOUTH AND EAST ELEVATION BACK FOR REVIEW.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B107-99 Renovation

Applicant: Mr. Yakov Elkon
Address: 251 Jungle Road
Architect: Warren Bohn
Project Description: New windows and french doors, new exterior limestone, new terra cotta barrel tile roof material, expansion of residence on south facade, raising the floor level heights on two north wings of the existing residence to align with main residence and relocation of car garage from east rear wing to west rear wing.

Architect Warren Bohn said they will be adding square footage onto the front of the house. The style now is a British Colonial and they propose to change it to a French/Mediterranean style. French limestone will be used on the windows, the door surrounds and the columns. He said the windows will be hurricane resistant.

Chairman Schuler read letters from Frank M. Miller, Thor H. Ramsing, and Maryellen Cabot all objecting to construction during the winter season.

Mr. Schuler said that there has been activity for three years in this area.

Mr. Bohn said they are not planning to start work until after the season.

Mr. Schuler asked Mr. Bohn to eliminate the sidelites on the french doors

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO ELIMINATE THE SIDELITES ON THE FRENCH DOORS AND PUT TRANSOMS ABOVE.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A42-99 Modifications

Applicant: S. Spiegel, Trustee
Address: 336 Royal Poinciana Way
Architect: John Wheeler
Project Description: Expanded landscaping, new windows with black frames and clear glass (if not staff approved), Palm Beach Grill sign, entry doors and site lighting.

Mr. Schuler said he spoke with Mr. Henighausen. Mrs. Kinsella said she spoke with Mr. Henighausen and Mr. Spiegel.

Mr. Frank said he did staff approve the black window frames.

Fred Henighausen introduced Landscape Architect James Smith. The landscaping will be enhanced with six fox tail palms, two date palm and low bushes around the building under the windows.

Mrs. Kinsella said the existing landscaping matched two for two throughout the plaza. She felt the date palm trees did not match the scheme originally intended for the plaza landscaping.

Mr. Smith said a hedge with four royal palm trees is proposed along Royal Palm Way. A section of turf block will be incorporated in the new parking area which will make up for the lost greenspace.

MOTION BY MRS. KINSELLA TO APPROVE THE HEDGE ALONG ROYAL PALM WAY AND THE PARKING LOT LANDSCAPING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. KINSELLA TO APPROVE THE LANDSCAPE PLAN AT THE BUILDING WITHOUT THE TWO PALM TREES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Henighausen discussed the sign and said the letters will 2", 3" thick and in a medium bronze and it is typical of the other in the plaza. The single entry doors will have horizontal panels with wood cladding.

MOTION BY MRS. KINSELLA TO APPROVE THE SIGN AND THE DOORS AS PRESENTED.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

After much discussion regarding the site lighting, it was decided to allow one light between each awning, starting at one end of the building, and to use no brighter than 60 watts, to be reviewed by the Commission to determine if a lower wattage will be desired. The “mushroom” path lights will be placed 15' apart.

MOTION BY MR. BELL TO APPROVE THE PATH LIGHTING NO CLOSER THAN 15' AND ONE LIGHT PER AWNING STARTING AT EACH END WITH A LIMIT OF 60 WATTS WITH A RHEOSTAT IN CASE 60 WATTS ARE TOO MUCH.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A42-99 Roof

Applicant: Carol B. Wheeler
Address: 226 Merrain Road
Project Description: Reconsider roof.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Note: discussion of this project took place under Staff Comments.

A43-99 Sign

Applicant: Collection Privee
Address: 125 Worth Avenue #107
Project Description: Sign

David Rafmussen presented the project. He said the letters are 40" x 40" in stainless steel.

MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A44-99 Modifications

Applicant: Steve Allen
Address: 169 Root Trail
Architect: Eugene Fagan
Project Description: Change aluminum windows to wood frame and change pitch of roof from 2:12 to 7:12 pitch with wood shingles.

Architect Eugene Fagan presented the project. He said that the owner wanted a glass front door as not much light comes into the house.

It was suggested to use a french door with divided lites.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT WITH A TRUE DIVIDED LITE FRENCH DOOR FOR THE ENTRY DOOR.

MOTION SECONDED BY MRS. KINSELLA.

A45-99 Window Revisions

Applicant: Bellaria Investment Co.
Address: 201 Via Bellaria
Architect: Smith & Moore Architects
Project Description: Window style revised due to impact requirements

Mr. Bell said he met with Jon Moore.

Architect Jon Moore said the sash size in the windows was larger than what was presented to ARCOM at the original presentation. They proposed to replace the windows with a single radius top window and remove the sash in three to the windows.

Contractor Ken Smith suggested removing the sashes in the windows.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE NOVEMBER MEETING TO HAVE THE ARCHITECT RESEARCH PRODUCTS AVAILABLE FOR IMPACT WINDOWS.

**MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

VII. OTHER BUSINESS

B85-99 Extension of Approval Date

Applicant: A. R. Builders
Address: 225 Mockingbird Trail
Architect/Attorney: Steve Bruh/Paul Krasker
Description: Request for extension of original ARCOM approval on October 28, 1998.

Mr. Frank said the permit has been filed for this project. Therefore, the extension is not necessary.

**MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

Note: Discussion of this project took place under Staff Comments.

Mr. Bell wanted to ask for one more excused absence each year.

**MOTION BY MR. BELL TO SUGGEST TO THE TOWN COUNCIL TO RECONSIDER
THE NUMBER OF ABSENCES.
MOTION SECONDED BY MRS. GINGRAS.**

Mrs. Frost-Golino felt the Town Council's intention was "not two in a row." Instead they said "not more than two in a row." She didn't want them to revisit and say "two in a row is out."

ROLL CALL:

MR. BELL	YES
MRS. GINGRAS	YES
MRS. KINSELLA	NO
MR. FROST-GOLINO	NO

ARCOM Agenda 10/27/99

MR. ADAMS	YES
MR. WIDEMAN	NO
MR. SCHULER	NO

MOTION FAILED 3-4.

Mr. Bell discussed architects criticizing other architect's work and felt it was not appropriate at ARCOM meetings.

It was decided to add this topic to next month's agenda.

VIII. ADJOURNMENT

The meeting was adjourned at 6:15 p.m.

The next meeting of the Architectural Commission will be held on Friday, November 19, 1999 at 9:00 a.m.

BA7-99

100 El Vedado Way

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

LAST NAME—FIRST NAME—MIDDLE NAME DEZIER ROBERT EDWARDS		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 239 S. County Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: Town	
CITY Palm Beach	COUNTY FLORIDA	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 10.27.99		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally 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 the reverse side 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 inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate 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 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:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, 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.
- 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, Roberts Dorn, hereby disclose that on 10.27, 19 99:

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

☐ inured to my special private gain or loss;

☐ inured to the special gain or loss of my business associate, _____;

☐ inured to the special gain or loss of my relative, _____;

☒ inured to the special gain or loss of Mr. and Mrs. Davis Markin, by whom I am retained; or

☐ inured to the special gain or loss of _____, which is the parent 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:

Date Filed

11.3.99

Signature

Roberts Dorn

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

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MAILING ADDRESS 239 S. County Road	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ Town OTHER LOCAL AGENCY
CITY Palm Beach COUNTY FLORIDA	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED 10.27.99	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained including the parent organization or subsidiary of a corporate 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 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:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, 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.

A copy of the form must be provided immediately to the other members of the agency.

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Robert Decker, hereby disclose that on 10.27, 19 99:

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

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of Mr. and Mrs. Davis Markin, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent 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:

Date Filed

11.3.99

Signature

Robert Decker

NOTE: 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.