

**MINUTES OF THE ARCHITECTURAL COMMISSION WORKSHOP MEETING
WEDNESDAY, FEBRUARY 25, 1998
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

Laurel Baker, Chairman
John H. Schuler, Vice-Chairman (arrived at 9:04)
Ethel Kinsella, Member
Sally Gingras, Member
Lowry M. Bell Jr., Member
Robert Deziel, Member (arrived at 9:01)
Joanna Frost-Golino, Member (arrived at 9:01)
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member
Eric Adams, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Robert L. Moore, Director of Planning, Zoning & Building
John C. Randolph, Town Attorney
Recording Secretary: Gretchen Dayton

Mrs. Gingras presented photographs of homes on Queens Lane, Orange Grove Road and Monterey Road. She said these are relatively smaller houses that are fifty to sixty years old and were developed by speculators. About seventeen of the forty houses were designed by Maurice Fatio. She said that a good designer can create a neighborhood that has some cohesiveness. She did a sampling of the neighborhood CCR's and they tend to be in the 4.0 to 4.2 range. She said that even though the two story homes are set back 25' from the street, there is not a feeling of an imposing structure bearing down upon you. She said the plate heights of these homes are typically 19' and the current zoning code allows 22'. Therefore, the structures are becoming very high and creating a massive look. She said maybe the Commission should ask to have a few inches removed from the heights of the buildings or ask for larger set backs if it is appropriate. She said the Commission needs to pay attention to the ratios when approving new projects. She said that details can make a structure look massive. She showed examples of out of proportion eve details and said they will exaggerate the height of a building. She said there are certain proportion for all elements and one element can be

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varied to create a completely different experience.

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Robert L. Moore, Director of Planning, Zoning & Building
John C. Randolph, Town Attorney
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I. CALL TO ORDER

The meeting was called to order at 9:21 a.m.

III. APPROVAL OF THE MINUTES FROM THE JANUARY 28, 1997 MEETING.

MOTION BY MR. SCHULER TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

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

V. PROJECT REVIEW

B100-97 New Duplex

Applicant: Euro-Homes
Address: 306 & 314 Chilian Avenue
Architect: Eugene Pandula
Project Description: New two story Mediterranean style duplex

This project was deferred from the October, November and December meetings, denied at the January meeting and then placed back on the ARCOM agenda per Town Council directive.

Mrs. Baker, Mr. Bell, Mr. Adams, Mr. Schuler, Mrs. Kinsella, Mrs. Frost-Golino and Mrs. Gingras said that they attended the Town Council meeting to listen to the discussion regarding this project.

Attorney Ron Kolins said that a great deal of information was presented to the Town Council at their February meeting. He said some of the information was not presented to ARCOM so the Town Council asked that they come back with all of the information regarding this project. Mr. Kolins said that the neighborhood is eclectic and the proposed project fits in with the neighborhood as to style and size. Mr. Kolins presented a duplex analysis chart and said the numbers show that they compare favorably to other duplexes in the area. (A copy of the chart is attached to these minutes).

Architect Eugene Pandula said the focus of this project is the square footage and not the design issues. He said a cruciform plan was developed to take advantage of the south light and breezes. He said both units have side entering garages and as little as possible of the building is touching the minimum setback requirements.

Discussion took place regarding the square footage of this and other projects in town. It was determined the gross floor area should be calculated for the entire structure, not for each unit.

Mr. Kolins said he had a petition from the neighbors in support of this project.

The Commission comments are as follows:

Duplexes are getting too large as to square footage relative to the other structures around them and as to the beam height.

By moving the two story portion to the front, it ruined the design and added square footage.

There are a number of townhouses in this area that are very similar in appearance.

A different, new and refreshing style of architecture is needed for duplexes.

The street scape drawing proves the project does not fit into the street.

Mr. Kolins said until the vision that ARCOM has for a certain neighborhood is codified, it cannot serve in his judgment as the basis for denial of a project which meets the criteria of today. He said if the Commission feels the criteria needs to be changed or correspond to a different vision, then there is a process to do so. He said this project meets the criteria in the code. Therefore, they are entitled to project approval.

Mrs. Baker said the Commission has acted in good faith and that it has not been proven that this project fits the neighborhood.

Mrs. Frost-Golino said the project is visibly excessively dissimilar in terms of gross square footage based on the chart of the project sizes for the neighborhood.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MRS. FROST-GOLINO.**

Mr. Kolins asked for a project denial at this time.

Mr. Moore said he believed that the Town Council left no doubt that the mass and size should be addressed.

Mr. Pandula said the first floor top of beam height is 13' with an 11' ceiling and the top of the beam on the second floor is 22'6" with a ceiling height of 9'6".

Mr. Moore said the applicant has the option of reducing the ceiling heights, as the minimum code allowance for ceiling height is 8'. Mr. Moore said the RC zoning district at this time does not include floor area ratios, but the Town Council will be considering it in the future and there may be a proposal to curb the FAR's. He said the calculation sheet showing the FAR comparison was done by the architect strictly for comparison purposes only.

Mr. Randolph said the applicant has 30 days to appeal a deferral or accept it. He then read the criteria relating to project approval, approval with conditions, or disapproval.

After discussion regarding deferral versus denial, Mr. Deziel withdrew his motion and Mrs. Frost-Golino withdrew her second.

MOTION BY MR. DEZIEL TO DENY THE PROJECT AS IT HAS NOT MET THE CRITERIA SET FORTH IN ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY. C. THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN AND APPEARANCE, INFERIOR IN QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE. D. THE PROPOSED BUILDING OR STRUCTURE IS NOT IN HARMONY WITH THE PROPOSED DEVELOPMENTS ON LAND IN THE GENERAL AREA, WITH THE COMPREHENSIVE PLAN FOR PALM BEACH, OR WITH ANY PRECISE PLANS ADOPTED PURSUANT TO THE COMPREHENSIVE PLAN. E. THE PROPOSED BUILDING OR STRUCTURE IS EXCESSIVELY SIMILAR TO OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION, FACING UPON THE SAME OR INTERSECTING PUBLIC OR PRIVATE WAY (ALLEYS NOT INCLUDED) AND WITHIN TWO HUNDRED (200) FEET OF THE PROPOSED SITE IN RESPECT TO ONE OR MORE OF THE FOLLOWING FEATURES: (1) CUBICAL CONTENTS, (2) GROSS FLOOR AREA, (3) HEIGHT OF BUILDING OR HEIGHT OF ROOF, (4) OTHER SIGNIFICANT DESIGN FEATURES SUCH AS MATERIALS OR QUALITY OF ARCHITECTURAL DESIGN. G. THE PROPOSED BUILDING OR STRUCTURES IS NOT APPROPRIATE IN ITS RELATION TO THE ESTABLISHED CHARACTER OF OTHER STRUCTURES IN THE IMMEDIATE AREA OR NEIGHBORING AREAS IN RESPECT TO SIGNIFICANT DESIGN FEATURES SUCH AS MATERIAL OR QUALITY OR ARCHITECTURAL DESIGN AS VIEWED FROM ANY PUBLIC OR PRIVATE WAY (EXCEPT ALLEYS). AND I. THE PROJECT'S LOCATION AND DESIGN DO NOT ADEQUATELY PROTECT UNIQUE SITE CHARACTERISTICS SUCH AS THOSE RELATED TO SCENIC VIEWS, ROCK OUTCROPPINGS, NATURAL VISTAS, WATERWAYS, AND SIMILAR FEATURES.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

A65-97 Entry & Wall

Applicant: Dr. Marvin Rosenberg
Address: 101 Nightingale Trail
Architect: Steve Yeckes
Project Description: Revised front entry and North Ocean Blvd. property wall.

This project was placed on the agenda per Town Council directive.

Mr. Schuler, Mr. Adams, Mrs. Gingras, Mrs. Kinsella Mr. Bell and Mrs. Baker said that they attended the Town Council meeting to listen to the discussion regarding this project. Mrs. Frost-Golino said she spoke with Mr. Kolins regarding the project and attended the Town Council meeting.

Dr. Rosenberg declared a previous Conflict of interest and left the dais during the presentation.

Mr. Frank said the house colors were approved on the original J.F. Brennen Design plans, but ended up a little more intense than the color sample. Mr. Frank said that the inspectors notice that changes were made in the field, mainly the front entry and property wall.

Attorney Ron Kolins presented the front entry portion of the application first. He said the entry built in the field ended up 6" higher than what was last approved by ARCOM. He said the Town Council sent this project back to ARCOM with three alternatives to choose from, 1. Leave the entry as it is. 2. Reduce the radius of the parapet wall arch. 3. Cut the parapet wall arch and make it a flat top wall.

Mrs. Frost-Golino said she felt the renderings that were presented were not accurate as they depicted inches added to the parapet wall.

Architect Steve Yeckes addressed the Commission.

MOTION BY MRS. FROST-GOLINO TO APPROVE A FLAT PARAPET WALL AT THE FRONT ENTRANCE WITH THE HEIGHT TO MATCH THE FLAT PORTION AS SHOWN ON THE SKA ARCHITECTS DRAWINGS, USE THE BANDING AS SHOWN ON THE SKA ARCHITECTS DRAWINGS AND REMOVE THE FINIALS.

MOTION SECONDED BY MR. SCHULER.

MRS. BAKER OPPOSED.

MOTION CARRIED 6-1.

Mr. Kolins presented the property wall. He said the wall is plain with two curbed sections at the driveway entrance.

Mr. Moore said the wall was presented to ARCOM, there was discussion, and he advised at that time it was a plain wall without architectural detail. The wall would not require ARCOM approval except that it was an ongoing project. He said that he advised Dr. Rosenberg that he had a right to withdraw his application from consideration, and that the day after the certificate of occupancy is issued, he would be permitted to put up the very wall he was proposing. A building permit was applied for and approved because it was a plain wall, but it was not realized that the project had not been issued a Certificate of Occupancy.

The Commission felt the wall should not look like a major access point to the property. Therefore, it was suggested to place a straight wall along North Ocean Blvd.

Landscape Architect John Lang said there are footers in place for columns and wall curves for the property wall. He said it is not consistent with the permit that was issued as the permit showed the wall back farther away from the road.

Mr. Kolins presented three alternative drawings, 1. leave the small curves where the are. 2. Take out the curves and in the same area make it straight. (the drawing showed square sections in place of the curves) 3. Take the curves off , leave the wall stopped where it is and fill in with hedge material and landscaping.

Mr. Kolins said the applicant has the right to have the columns. He said the worst case would be that the wall will be torn down and built back up after the C.O. is issued.

MOTION BY MRS. GINGRAS TO APPROVE OPTION "B," TO REMOVE THE WALL AND LEAVE THE TWO PILASTERS.

MOTION SECONDED BY MR. DEZIEL.

ROLL CALL:

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

MOTION FAILED 3-4.

MOTION BY MRS. FROST-GOLINO TO APPROVE OPTION "B", THE WALL WITHOUT THE CURVED SECTION AND WITHOUT THE TWO COLUMNS.

MOTION SECONDED BY MR. SCHULER.

ROLL CALL:

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

MOTION CARRIED 5-2.

B2-97 New Two-Story Villa

Applicant: Brazilian Avenue Villas of Palm Beach
Address: 230 Brazilian Avenue
Architect: Randall Stofft
Project Description: New two-story villa

This project was placed on the agenda per the ARCOM Chairman's directive.

Mrs. Gingras, Mrs. Kinsella, Mr. Schuler, Mrs. Baker and Adams said they spoke with Mr. Elias.

Mr. Frank said that at the original presentation Mr. Elias mentioned that the project would have skylights and that they would not be seen from the street.

Mr. Elias said that at the east end of the street the skylights can be seen.

After discussion it was determined that the landscaping, as it is completed for the other unit, will hide the skylights from the street.

MOTION BY MRS. KINSELLA TO APPROVE THE SKYLIGHTS WITH A DEED RESTRICTION TO CONTINUE THE LANDSCAPING PLAN AS PLANTED AT THE OTHER UNIT AND NOT TO REMOVE THE TREES THAT HIDE THE VIEW OF THE SKYLIGHTS FROM THE STREET.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

Mr. Deziel left the meeting at this time.

B106-97 New One Story Residence

Applicant: Mr. and Mrs. Charles Henderson
Address: 231 Via Las Brisas
Architect: Architectural Alliance
Project Description: New one story residence

The Project was deferred from the November, December and January meetings.

Mrs. Frost-Golino said she met with Mr. Henderson and Mr. Martin. Mrs. Baker said she met with Mr. Henderson, Mr. Martin and Mr. Swanson. Mrs. Gingras, Mr. Deziel, Mr. Bell and Mr. Wideman said she spoke with Mr. Henderson.

Mr. Martin said the roof was broken up into three segments making it less massive looking, the windows were simplified and some iron work was added. He said there will be a central motor court leading away from the front door and there will be a small tower in the vestibule area. Mr. Martin said some of the windows will be protected with storm panels and others will have impact resistant glass. He presented a clay barrel tile for the proposed roofing material.

MOTION BY MRS. FROST-GOLINO TO APPROVE THE PROJECT AND TO COME BACK WITH SOME OF THE DETAILS, SPECIFICALLY THE EAVES FOR LATER APPROVAL.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B108-97 New Single Family Residence

Applicant: Mrs. Lita Fromstein
Address: 238 Via Las Brisas
Architect: Architectural Alliance
Project Description: New One Story Single Family Residence.

This project was deferred from the December and January meetings.

Mrs. Frost-Golino said she spoke with Mr. Martin regarding the project.

Architect Carlos Martin said the cubic content ratio for this project is now 3.5 and the style of the house was changed from the last presentation. He said the house will be a canary or deep yellow,

white window frames and corbels with light grey flat cement roofing material. Mrs. Gingras objected to the corbels and Mr. Martin agreed to remove them. He also agreed to remove the quoins around the front entry and to rework the proportions of the front entry. It was felt that the transom window above the front door was out of proportion with the other windows.

It was suggested to have the applicant bring a story board showing all of the project materials and the proposed colors.

Dan Swanson addressed the Commission at this time.

MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE CORBEL ELEMENTS AND REMOVE THE QUOINS AT THE FRONT ENTRANCE, REDESIGN THE FRONT ENTRY AND PRESENT A MATERIAL/COLOR STORY BOARD TO BE BROUGHT BACK AS A CONSENT AGENDA ITEM.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened at 2:00 p.m. after a lunch break. A roll call established that Mr. Deziel and Mrs. Frost-Golino were not in attendance.

B1-98 Demolition & New Building/ Partial Demolition & Addition

Applicant:	The Breakers
Address:	One South County Road
Architect:	Peacock & Lewis Architects
Project Description:	Remove approximately 9,500 s.f. of ballroom and pre function space and construct a new addition to the existing hotel. This addition would encompass a new 15,000 s.f. ballroom with approximately 8,000 s.f. of pre function space. There will also be a service basement below the new ballroom of approximately 13,500 s.f. for storage and kitchen support facilities. Demolition of the existing 48,000 s.f. beach club, two-story cabanas and pool and build a new 20,000 s.f. facility comprised of a fitness center, 400 seat indoor/outdoor dining room and new cabanas will be constructed in the same location.

This project was deferred from the January meeting.

Mr. Moore said this project was before the Zoning Commission as a Planned Unit Development and Town Council passed Resolution #198 authorizing the Breaker's to modify it. Mr. Moore said the west facade is landmarked, however only a small portion of the project would be visible from this side. He felt that the ARCOM would be the appropriate Commission to review this facade.

Architect Steve Polio said the project is in the process of receiving approvals from the State of Florida, D.E.P. to establish the finished floor elevation because of the coastal construction set back line. He said the project will be a new resort spa, restaurant and cabanas. He said the original 1920's detailing will be picked up on the new addition. He said they feel the old ballroom has no historical significance.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.**

Mr. Polio did not have the north and west elevation drawings.

**AMENDED MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED
AND TO COME BACK WITH DETAILED DRAWINGS OF THE WEST AND NORTH
ELEVATIONS.**

After further discussion it was decided to review the project in three parts.

MR. SCHULER AND MR. WIDEMAN WITHDREW THEIR MOTIONS.

Mr. Polio said the Starlight ballroom is proposed for demolition which is 9,500 s.f. of pre function space.

**MOTION BY MRS. KINSELLA TO APPROVE THE DEMOLITION OF THE STARLIGHT
BALLROOM AND APPROVE THE NEW ADDITION AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. BELL TO APPROVE THE DEMOLITION OF THE 48,000 S.F. BEACH
CLUB, TWO-STORY CABANAS AND POOL.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. BELL TO DEFER THE BEACH CLUB PROJECT TO THE MARCH
MEETING AND BRING DETAILED DRAWINGS OF THE NORTH AND WEST
ELEVATIONS FOR REVIEW.**

B. NEW BUSINESS - MAJOR PROJECTS

B5-98 New Residence

Applicant: K. Peter Knudsen
Address: 593 Island Drive
Architect: Architectural Alliance
Project Description: New one story residence

Architect Carlos Martin presented the project. He said the project is a one-story British Colonial style residence. He presented a street scape drawing and a neighborhood CCR/ FAR chart. He said the house will have transom windows with french doors, stone quoins and a portico section on the west elevation. He said there will be an awning over a small beam section on the west elevation loggia. The roofing material will be a cream color, flat cement tile. He said that storm panels will be used to protect the windows.

The Commission comments are as follows:

The awing at the loggia on the west elevation creates a bad situation.
The roof line needs to be broken up.
There is too much glass creating thin walls.
The front entry needs to be in proportion.
This project is very similar to one of the architect's other projects.

It was agreed that the numbers for this project may increase slightly with the removal of the awning and a permanent structure added to the west elevation.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH MEETING TO
RE STUDY THE WEST ELEVATION, GABLE ENDS, AWNING, EAVES, CORNICES
AND THE ENTRY PORTICO.**

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mrs. Kinsella left the meeting at this time.

B6-98 New Residence

Applicant: Mr. Jack McDonald
Address: 2258 Ibis Isle Road
Architect: Brower Architectural Associates
Project Description: New single story residence

Mr. Frank said this project has received site plan approval from the Town Council. Therefore, the size of the project was not an issue.

Architect Raphael Saladrigas presented the project. Mr. Saladrigas said the house will be centered around a court yard and it will have a side loading garage. He said the Marvin windows will have a shuttering system for protection from the weather.

The color renderings Mr. Saladrigas presented indicated a light beige building, green shutters and a flat terra cotta color roof.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B7-98 New Residence

Applicant: Wittmann Building Corp.
Address: 110 Clarendon Avenue
Architect: Smith & Moore
Project Description: New two story Mediterranean style residence

Mr. Wideman, Mr. Adams and Mr. Bell met with the architect regarding this project.

Architects Harold Smith and John Moore presented the project. Mr. Smith said that the style of the proposed home is Mediterranean with true divided lites, wrought iron balcony railings and wrought iron at the glass front door. He said the house will be set back from the street 60'. There will be a loggia connecting the main house to the cabana in the rear of the property. He said there will be a double stairway leading to the second floor. He said the shutters will be a decorative element on the front of the house and panels will be used for hurricane protection. Mr. Smith said the house will have brown textured stucco, clay barrel tile roofing material, pecky cypress outlookers and soffit details. He agreed to give staff samples of the proposed colors.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B8-98 Demolition and New Residence

Applicant: Jack and Cathy Flagg
Address: 249 La Puerta Way
Architect: Smith & Moore
Project Description: Demolition of an existing house and construction of a two-story Italianate home.

Mr. Wideman, Mrs. Baker and Mr. Bell said they met with the owner and the architect regarding this project.

Mr. Smith said the existing house was designed by Draper Babcock in 1950. It is a one story 2,500 s.f. nondescript home in poor condition. He said the average CCR for the area is 2.7. He said the proposed project is two-story with one story wings on either side. He said the total square footage of the replacement house is 5,025 s.f. with 43½% landscape/open area.

It was stated that the replacement house is twice the size as the existing. It was felt that the proposed tie beam will be very high from the finished floor elevation. The color rendering indicated that the house will be pale pink with white trim.

Mrs. Baker said there was a letter received from Mr. and Mrs. Rodman approving of the project.

Tony Smith addressed the Commission and objected to a second story rear elevation window.

Mr. Harold Smith said the second story window that the neighbor objected to is 55' away from the property line and he didn't feel that the second story would be imposing on the neighbors.

Mrs. Gingras said she felt the house is too high, too big and the parapet at the entrance accentuates the height even more. She felt this house belongs in another neighborhood.

Mr. Smith said the ceiling height is 10' on the first floor and 9½' on the second floor.

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

MOTION SECONDED BY DR. ROSENBERG.

MRS. GINGRAS OPPOSED.

MOTION CARRIED 6-1.

B9-98 Addition

Applicant: Mort Brous
Address: 150 Brazilian Avenue
Architect: Lee Kvarnberg
Project Description: New addition

Mrs. Baker, Mr. Bell, Mr. Wideman and Mr. Schuler said they spoke with the architect regarding the project.

Architect Lee Kvarnberg said that 600 s.f. of living room will be added and the existing covered outdoor area will be enclosed. He said the circular driveway will be replaced with a one ingress/egress driveway and a central motor court. He said there will be a double gate at the front entrance with metal grill work on the sides. He asked to bring the design of the metal work back for approval at a later date.

**MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

B10-98 Addition

Applicant: American Farm Investment Corp.
Address: 231 El Vedado Road
Architect: Ralph Cantin
Project Description: Second floor addition and roof material change.

Architect Ralph Cantin presented the project and said it was approved by ARCOM in August 1997. The owners now want to add 486 s.f. above the kitchen.

**MOTION BY MR. WIDEMAN TO APPROVE THE ADDITION AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Cantin said the house was approved with cement "S" tile roofing and now the owners would like to change it to a Ludowici hand made clay tile.

**MOTION BY MR. BELL TO APPROVE THE CHANGE IN ROOFING MATERIAL.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B11-98 Additions

Applicant: Arturo Burrigato
Address: 6 Via Vizcaya
Architect: Dailey & Partners Architects
Project Description: Additions and alterations to existing residence

The applicant requests deferral to the April meeting.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B12-98 Pavilion Demolition and New Guest Cottage

Applicant: Conrad M. Black
Address: 1930 South Ocean Blvd.
Architect: Fairfax & Sammopns/Digby Bridges, Marsh & Assoc.
Project Description: Demolition of a tennis pavilion and replace with a new two-story guest cottage, replace the mansard roof at the service wing with a hip roof, replace the windows and change the roofing material.

Architect Mark Marsh said they are working in association with Fairfax and Sammopns. He said the proposed project is to build a new guest cottage in place of an existing tennis pavilion.

Mr. Sammopns said the mansard roof will be flared out to create a hip roof section on the service wing. He said the rear elevation has a large portico which will be replaced with a long veranda. He said John Volk designed the house in 1971 and it has been deemed the crab because of the radial plan. Doric columns will be added at the front entrance and a pergola/arbor will be added to either side of the entrance. The green roofing material will be replaced with a cast concrete material that will look like weathered wood. Mr. Sammopns said the house is 21,000 s.f. the additions will be 608 s.f. and the guest house is 1,200 s.f.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MR. BELL OPPOSED.
MOTION CARRIED 6-1.**

B13-98 New Residence

Applicant: William Koch
Address: 974 South Ocean Blvd.
Architect: Bridges, Marsh & Carmo, Inc.
Project Description: Construction of a new two-story residence in the British Colonial Caribbean style.

Attorney Doyle Rodgers, Digby Bridges and Mark Marsh presented the project.

Mr. Rodgers said the property was a subdivision of three lots called Palm Grove which has been abandoned. He said demolition approval of the existing house has been received at a previous ARCOM meeting.

Mr. Bridges said the new house will not be seen as it will be setback 321' from South Ocean Blvd. He said there will be a 10' high wall along the north property line and there are rare African black palm trees on the property which will remain.

Architect Mark Marsh said the house will be an Anglo Caribbean style with a central court yard and impact resistant Tishler windows will be used. He said that cement tile roofing material will be used which will weather to a silver tone. He said they developed a terracing effect due to the almost 11' elevation/topography difference from the east to the west elevation. Mr. Marsh said the color of the stucco will be beige and the trim will be white.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B14-98 Demolition

Applicant: Verbec Investments
Address: 351 Crescent Drive
Contractor: Jeffrey W. Sullivan/Sullivan Builders
Project Description: Demolition of existing residence

Mrs. Baker said that there was a letter from Robert M. Cummings the owner of the property allowing Jeffrey Sullivan to make the presentation.

General Contractor Jeffrey Sullivan said the house was built in 1946 and designed by Charles Shobal. He said the 2,700 s.f. house has no historical significance and the owner intends to sod and irrigate, and then sell the vacant lot.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS OF DEMOLITION.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B15-98 Demolition and New Townhomes

Applicant: Australian Estate, Inc.

Address: 360 Cocoanut Row

Architect: SKA Architect & Planner

Project Description: Demolition of existing buildings and construction of two attached Mediterranean style townhomes.

Mrs. Gingras, Mr. Wideman, Mrs. Baker, Mr. Schuler, Mr. Adams and Mr. Bell said they met with the architect.

Attorney Dean Vegosen and Architect Pat Seagraves presented the project. Mr. Vegosen said the lot is 15,625 s.f. and it has two buildings consisting of six dwelling units. He presented pictures of the existing building and the buildings in the neighborhood. He said it was constructed in the 1920's and major renovations were done in 1953 through 1956. The original drawings did not indicate who the architect was. The later improvements were designed by Ames Bennet and Samuel Oran. He said the building has no historical significance.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves presented calculations for the buildings within 200' and street elevation drawings. He said the townhouses are Mediterranean style with separate entries. He said there will be entry gates with motor courts in the front of each unit.

It was sated that the calculations of this project and the 306/314 Chilian Avenue project were very close. It was also felt that the size, the massiveness and the impact have to be shown to be not too excessive. After much discussion regarding the sizes of the neighboring buildings it was determined that not all of the calculations were included in the chart that was presented. Mr. Vegosen said the plans were revised after meeting with members of the Commission. Mr. Wideman said he liked the design, but he was concerned with the size of the proposed project.

Mrs. Gingras left the meeting at this time.

Mr. Schuler said the project is very similar to the duplex project presented earlier in the meeting and he felt that the front doorway was out of proportion. He said some innovativeness is needed to create an architectural design that will be appealing and look less massive on the lot.

Mr. Adams said the eaves look too large. He said he did not feel this project has the impact on the street as it is in the neighborhood with hotels and condominiums.

Mr. Bell said this project is one of the better Mediterranean designs especially as its on a corner piece of property, but the project is too large.

Mrs. Baker said she is tired of the Mediterranean style even though this proposed project is beautiful in many regards. She said the project does not reflect the ambiance of Worth Avenue which is close to this project. She said the project is too massive in relationship to what exists in the neighborhood and the detailing is too heavy even though the craftsmanship is good.

Mr. Frank said the architectural style of the project is contemporary with Mediterranean details.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH MEETING TO REDUCE THE SIZE AND THE APPEARANCE OF MASS.

MOTION SECONDED BY MR. SCHULER.

Mr. Vegosen asked for some kind of indication as to the size the Commission would like to see this project reduced to. He said this proposed project is one of the smallest building within a 200' area which the ordinance calls for.

Mr. Wideman said if the applicant must keep the size, then they need to show that it will not impact the neighborhood in terms of being too big.

MR. SCHULER WITHDREW HIS SECOND TO THE MOTION.

MOTION SECONDED BY MR. ADAMS.

DR. ROSENBERG OPPOSED.

MOTION CARRIED 5-1.

Mr. Wideman left the meeting at this time.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A3-98 Landscape

Applicant: Miles & Shirley Fiterman
Address: 229 Via Las Brisas
Architect: Green Giant Landscape
Project Description: Landscape & irrigation plans

This project was deferred from the January meeting.

Monique Gadone from the Green Giant Landscape company presented the project. She said the green space in the front yard was increased from 40.10% to 41.17%, and the hardscape was increased from 25% to 23.93%. Ms. Gadone stated that the landscape area was increased a little more than 1%.

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

Mr. Bell said he felt that they did not do what they were asked to do, even though the plantings on the street have been enhanced.

Architect Carlos Martin addressed the Commission and said the owners wanted to keep an 16 x 11 parking area in the front.

Mr. Fiterman addressed the Commission.

**MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO USE
PAVERS AND GRASS FOR THE 11 x 16 PARKING SPACE.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Dr. Rosenberg left the meeting at this time leaving Chairman Baker, Vice-Chairman Schuler, Mr. Bell and Mr. Adams making the quorum.

D. NEW BUSINESS - MINOR PROJECTS

A4-98 Landscape & Entry

Applicant: Michael Burrows
Address: 1020 North Lake Way
Architect: Newland Design Group
Project Description: Landscape plan and revised front entry

Mrs. Baker said she met with Mr. Burrows regarding the changes to the entry.

Architect Charles Pawley said stairs were added to the rear of the property that were not originally approved. He said the approved entrance had a detached roof and after construction began it was found that a reinforced concrete wall was needed to support the roof. Mr. Pawley said there were structural problems and changes were made in the field. He said the second floor roof extends 6' over the first floor on the front elevation and he felt the small copper roof was not needed.

Mr. Frank said the revised drawing also showed that all of the windows were lengthened. It was felt that the style was no longer French with all of the changes. Mr. Frank said he would call the members who were not present and ask them to visit the site before the next meeting.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A5-98 Landscape

Applicant: Michael Burrows
Address: 1030 North Lake Way
Architect: Newland Design Group
Project Description: Landscape plan

Landscape designer Ray Wall presented the project. He said they will continue the ficus tree plantings with a ficus hedge underneath to shield the house from the street. Podocarpus will be planted at the front entrance, groupings of schefflera will be planted along the north property line and a bougainvillea vine will be planted at the rear of the property.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A6-98 Landscape

Applicant: Anne and Jerome Fisher
Address: 334 North Woods Road
Architect: Florida Landscape Design
Project Description: Landscape revisions

Steve Smith from Down to Earth Landscaping presented the project. He said the original landscape plan was approved two years ago. He said the pool shape and location were changed and some of the plantings were rearranged. He said the driveway was curved rather than squared and a fountain and some pavers were removed at the front of the house. Mr. Smith said that most of the changes have been done without ARCOM approval.

Mr. Schuler said he felt that the original plan was better. It was suggested to have all of the Commission Members visit the site and review the changes.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

A7-98 Roof Color Change

Applicant: Malasky Homes, Inc.
Address: 286 Jamaica Lane
Architect: Rubiera, Trache, Bruh
Project Description: Change roof tile from white to red (cement)

Mrs. Baker said this project was brought before the Commission before as a consent agenda item and it was not approved.

Mr. Malasky read a letter from Architect Steven Bruh stating that he felt the terra cotta roof would look better with the pale yellow building, deep green shutters and white trim. Mr. Malasky presented photographs of the neighboring homes and said there are several red roofs in the area.

Mr. Bell said there are Bermuda style homes in town with red roofs, but he felt the color would make this house look massive.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. BELL.
MRS. BAKER OPPOSED.
MOTION FAILED 4-3.
MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE MARCH MEETING.**

**MOTION DIED FOR THE LACK OF A SECOND.
NO FURTHER ACTION WAS TAKEN.**

Please note that this item will be carried on the next agenda as there was no action taken at this meeting.

A8-98 Landscape

Applicant: Phipps Estates Limited Partnership
Address: 236 Via Las Brisas
Architect: Architectural Alliance
Project Description: Landscape & irrigation plans

Landscape Architect Hugh Johnson said the front yard has 64% of greenspace. He said there is a parking court in the front with a three color mix of concrete pavers.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A9-98 Landscape

Applicant: Phipps Estates Limited Partnership
Address: 234 Via Las Brisas
Architect: Architectural Alliance
Project Description: Landscape & irrigation plans

Landscape Architect Hugh Johnson said that he was not sure what paving material will be used at this time. He said there will be tiers of hedges along the front with a narrow driveway entry and a heavy buffer will be planted with a wide variety of plant materials along the sides of the property.

**MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION THE
PAVING MATERIAL WILL BE BROUGHT BACK FOR STAFF APPROVAL.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A10-98 Revisions

Applicant: Mr. Wayne Diller
Address: 1177 North Lake Way
Architect: Robert Bell
Project Description: Revised drive location, removal of existing balcony and addition of full height columns.

Architect Robert Bell presented the project. He said the driveway entry will be made smaller and brick finished columns and a white aluminum gate will be added. He said the balcony on the front of the house is a decorative element that needs extensive repair. The owners would like to remove the balcony and add two, two-story high columns.

**MOTION BY MR. BELL TO APPROVE THE GATES AND THE NEW ENTRANCE.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

Mr. Bell was asked to research ways of keeping the balcony as it was felt that the house looked much better with it.

**MOTION BY MR. BELL TO DEFER THE BALCONY REVISION TO THE MARCH MEETING.
MOTION SECONDED BY MR. SCHULER.
MOTION CARRIED UNANIMOUSLY.**

VI. CONSENT AGENDA

1. 754 S. County Road, Architect Thomas Kirchhoff, removal of a parapet wall at front entrance.

**MOTION BY MR. SCHULER TO APPROVE THE CONSENT AGENDA.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

VII. OTHER BUSINESS

B27-96 Roof color change

Mr. & Mrs. Richard E. Smith
1100 North Ocean Blvd.
The Lawrence Group

Architect Eugene Lawrence addressed the Commission and asked to have a yellow color roof approved on the new house located at 1100 North Ocean Blvd. He said the roof cannot be seen from the street.

Mr. Frank said he listened to all of the tapes pertaining to this project and the only time Mr. Lawrence mentioned the roof was to say it would not be a red flat tile.

It was felt that this style of the house should have a white tile roof.

Mr. Lawrence said Mr. and Mrs. Smith would be willing to add additional palm trees around the entrance to screen the portion where the roof would be seen from the street.

**MOTION BY MR. BELL TO APPROVE THE ROOF WITH THE PROVISION THAT
ADDITIONAL LANDSCAPING WILL BE PUT IN UNDER THE EXISTING DEED
RESTRICTION TO HIDE THE ROOF FROM THE STREET.**

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Architect Ed Oliver asked the Commission to review a project change at this time.

MOTION BY MR. BELL TO HEAR THE PROJECT CHANGE REQUEST.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mr. Oliver said they would like to change the roof pitch from 8/12 to 6/12 on the project at 240 Royal Palm Way. He said some of the low roof elements include 6/12 pitch and a 15' 4" wide center element at a 4½/12 slope. He said it will add 16" to the peak of the roof.

**MOTION BY MR. SCHULER TO APPROVE THE CHANGE IN ROOF PITCH FROM
4½/12 TO 6/12 AT THE CENTER PORTION OF THE BUILDING LOCATED AT 240
ROYAL PALM WAY.**

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Architect Michael Johnson asked the Commission to review a project change at this time.

MOTION BY MR. BELL TO HEAR PROPOSED PROJECT REVISIONS.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mrs. Baker said she met with Mr. Luntz and Mr. Johnson regarding this project.

Mr. Johnson said the project is located at 224 Sandpiper Drive. He said the owners would like to add some precast elements over the tops of each window and surrounds over the entry.

It was suggested to use stucco bands above the windows.

MOTION BY MR. BELL TO APPROVE CAST STONE ELEMENTS AT THE ENTRY AND STUCCO BANDS ABOVE THE WINDOWS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank said that 127 Oceanview Road will come back for ARCOM review as Mr. Gozzo changed architects, added square footage and some of the details were changed. He said that staff has determined that if the architect changes, then the project starts at the beginning of the approval process.

VIII. ADJOURNMENT

MOTION BY MR. BELL TO ADJOURN THE MEETING AT 7:15 P.M.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Previously Declared & filed

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

NAME—FIRST NAME—MIDDLE NAME <i>Osborne, Marvin</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>ARCOM</i>	
MAILING ADDRESS <i>125 Chateau Drive</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Beach</i>		☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
COUNTY <i>Palm Beach</i>		NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED <i>2/25/98</i>		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies 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, Marvin Rosenberg, hereby disclose that on 2/25, 19 98:

(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 _____, 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:

item A65 97 relates to a residence that I own and is under construction

2/25/98

Date Filed

Marvin Rosenberg

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.