

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, AUGUST 15, 2001 at 9:00 a.m.

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I **Call to Order:** The meeting was called to order at 9:03 a.m. by Chairman Pandula.

II **Roll Call:**

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Ann Blades, Secretary
Sari M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Alternate Member
Laurel Baker, Alternate Member (left meeting ill)
Wendy Victor, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: None

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the July 18, 2001 Meeting:**
MOTION BY MR. PYMS FOR APPROVAL OF THE MINUTES AS MAILED.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

IV **Administration of the Oath to all persons who wish to testify:**
Mrs. Delp administered the oath to all those who were present and wished to testify today.

V **Public Hearings:**

- A. **Application for Certificate of Appropriateness #16-2001 (deferred from June/July) Improvements to south oceanfront wing**
Owner/Applicant: Breakers Palm Beach Inc.
Address: 1 South County Road
Architect: Peacock & Lewis
Project Description: Request approval of improvements to south oceanfront wing, and other associated changes as presented

THIS ITEM WAS DEFERRED FROM THE JUNE & JULY MEETINGS

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mr. Frank explained that this application requests review of non-landmarked portions of the Breakers together with an application for tax abatement. As such, staff requested plans showing the "before" condition of those areas. These plans were delivered yesterday in a tardy submission, and as such, staff has been unable to review same. Staff has informed the Breakers that this item should be deferred to allow that review to occur.

**MOTION BY MRS. DOWDLE TO DEFER TO THE SEPTEMBER MEETING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

- B. **Application for Certificate of Appropriateness # 17-2001 (deferred from July) Relocation of tree**
Owner: Town of Palm Beach
Applicant: Palm Beach Trust, Frank Chopin, Trustee, on behalf of property owner at 345 North Lake Way
Address: Wells Road Scenic Vista
Project Description: Request approval of relocation of one Australian Pine Tree from the Lake block of Wells Road to the Ocean block of Wells Road, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Vanneck, Mrs. Victor, Mrs. Blades and Mrs. Hoffman visited the site.

THERE WAS A MOTION AT THE JULY MEETING FOR DEFERRAL TO AUGUST REQUESTING MORE INFORMATION FROM THE TOWN'S ARBORIST RELATIVE TO THE BEST TIME TO RELOCATE THE TREE, A SUGGESTED REPLACEMENT TREE, ETC.

Attorney Frank Chopin, Trustee for Palm Beach Trust, the applicant, presented this request along with Jeffery W. Smith, architect of record. Mr. Chopin stated that the applicant needs to move the tree as it is in the middle of the approved driveway; that the tree is not landmarked; that the vista is landmarked - lake to ocean, not the individual trees; that the tree is on Town property; that Australian Pines are weeds that destroy other vegetation; that in keeping with the concept of landmarking, trees that are going to die should not be landmarked, especially if they cannot be

replaced in kind. In response to suggestions that this tree moving is being "slipped in at the end" of the project, Mr. Chopin stated that the project at 345 North Lake Way had been given Site Plan Review approval by the Town Council; that the Public Works Department approved the driveway curb cuts; and that ARCOM likewise approved the project. He displayed the site model as shown to ARCOM at the time of approval which showed the tree being removed. Mr. Chopin displayed a scaled drawing of the Wells Road Vista showing the location of the existing trees, and showing locations where trees have been removed. He explained that the trees were in place before the houses on the street, and as houses started to be built, trees were removed to allow for driveway cuts. The removed trees, however, are not noticeable because the vista still remains. The applicant will move the tree to the ocean block of Wells Road, just as the Town has requested, and will insure its survival. Failing survival, the applicant will plant an alternate specimen such as Podocarpus, or another Australian Pine if possible.

During discussion, Mrs. Albarran de Mendoza objected to Mr. Chopin's claim that no mistake was made with regard to the tree. In her opinion, there was a definite mistake made and it occurred in the siting of the house. Mr. Chopin disagreed with that viewpoint in light of all of the approvals which were given to this project. Mr. Moore mentioned that the trees were shown on the plans submitted for Site Plan Review, but not shown individually and specifically sited. They were not shown on the submitted survey either as right of way details are not required to be shown on a survey for private property.

Joe Ugi of the Public Works Department testified that if the tree was moved, the vista would not be destroyed. Mr. Bob Haehle, Town Horticultural Consultant, testified that the survivability of the tree depends on who moves it, when it is moved, and how the move is accomplished. The greatest factor involved in the survivability of the tree, however, is water. The ideal circumstance would be to root prune the tree 3-4 months prior to the move, and once moved, insure adequate watering. Summer is the best time to move it. He estimated the success rate of the move to be 40% to 60%. Mr. Haehle stated that the existing Australian Pine trees in the middle section of Wells Road are well and healthy, but the trees on the west end of the street are in decline. He recommended that the LPC look ahead for a replacement specimen, preferably Podocarpus.

It was noted by Mr. Chopin that two good sized Australian Pines have been located in a nursery. The applicant was asked to supply an additional Australian Pine to the vista from this supply. Mr. Chopin said they would be happy to do that, either an additional Australian Pine or a Podocarpus.

Mrs. Blades mentioned that even if an additional Australian Pine is offered, there is no guarantee that the state will allow it to be planted. Mr. Randolph commented that Mr. Moore has written to the State in this regard, but encouraged the LPC to decide upon a backup specimen. Mr. Pandula offered his opinion that the view is more important than one tree, as 15% of the trees are missing even now. This is a case of moving, not removal.

MOTION BY MRS. WILKEY TO ACCEPT THE REPLANTING OF THE TREE, AND IN THE EVENT THAT IT DIES, THAT IT BE REPLACED WITH A TREE OF LIKE SIZE .

MOTION SECONDED BY MR. PYMS.

MOTION CARRIED 5-2-0, WITH MRS. BLADES AND MRS. VANNECK VOTING AGAINST.

MOTION AMENDED BY MRS. WILKEY TO REMOVE THE TREE, TRANSPLANT IT AND SEE IF IT WILL GROW; IF IT DOES NOT GROW, REPLACE THE TREE WITH AN AUSTRALIAN PINE OF LIKE SIZE IF IT CAN BE DONE, AND IF NOT, WITH PODOCARPUS, AND TO ACCEPT THE OFFER OF THE ADDITIONAL SECOND TREE TO BE PLACED SOMEWHERE ON THE VISTA.

MOTION SECONDED BY MRS. DOWDLE.

UPON A ROLL CALL VOTE, THE MOTION CARRIED 5-2-0, WITH MRS. BLADES AND MRS. VANNECK VOTING AGAINST.

C. Application for Certificate of Appropriateness # 18-2001

Lot split

Owner/Applicant: Judith M. Grubman

Address: 1102 North Ocean Boulevard

Attorney: Peter S. Broberg, Esq.

Architect: SKA, Pat Seagraves

Project Description: Request approval to pursue an administrative lot split, splitting the existing lot into two lots creating an easterly lot (191.62' deep and 187' wide at its widest point), and a westerly lot (106.50' deep and 187' wide), and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Albarran de Mendoza stated that she had spoken with the architect.

Attorney Peter Broberg stated that in 1989, the property was landmarked. Last month, approval was given to remove three non-contributing structures on the property....the tennis court, the pool house, the pool, and the patio. Today, the request is to divide the lot as stated above. The subsequent projects will consist of building a new home on the west lot, and the restoration and improvement of the main house. Per Mr. Broberg, the project is conforming in all aspects. He stated that whether or not the new house retains landmark designation, the applicant requests that the LPC retain jurisdiction over the parcel as if it were a mini historical district. **Mr. Broberg stated, for the record, that the restoration of the new house will be a tax abatement project.**

Mrs. Vanneck commented that the main house has been diminished through the removal of the pool house, pool, patio, etc. Mrs. Blades stated she is 100% opposed to splitting these big properties. Ms. Victor echoed these opinions, and stated that this is one opportunity for the LPC to help determine whether or not a lot split is appropriate, because this property is landmarked. Mrs. Hoffman commented that the house was originally sited with all that green around it. Mr. Broberg responded that this is the R-B Zoning District, where the average lot is 10,000 sq. ft. The 1102 North Ocean Boulevard lot is approximately 60,000 square feet, with 40,000 square feet remaining with the existing main house.

Mr. Randolph, responding to the question whether the LPC has the authority to deny a subdivision, stated that the LPC does indeed have that authority if it is deemed that it was

important to treat the house and grounds as a whole.

****Let the record show that Mrs. Baker left the meeting at 10:17 a.m. not feeling well.****

Mr. Seagraves again pledged that both the existing house and the new house would be brought to the LPC for review. The new house, facing Queens Lane, will be a two story house in a style to compliment the existing main house, and it will be lower in grade due to the slope of the land. As for the main house, Mr. Seagraves showed a conceptual site plan which opens the house to the east, and constructs an addition and two pools (1 in the front, and 1 in the back). He noted that the view of the house, from the road, will remain the same. He likewise showed a conceptual site plan for the new house.

Mr. Randolph cautioned the LPC, while looking at conceptual site plans, to refrain from giving any implication to the applicant that there is an approval of the future plans for the new house or main house. Only the lot split is on the table today.

Mrs. Day, Staff Preservation Consultant, stated that these owners are asking to restore the original Volk house, and give the LPC full control as to the new house to be constructed. She did not feel this was a bad precedent to set, compared to the demolition requests of the past. Mr. Pandula felt that the success of this project will be based on the details, and he had no problem with the lot split.

MOTION BY MR. PYMS TO APPROVE THE LOT SPLIT ON THE BASIS THAT THE LPC WILL RETAIN CONTROL OVER THE NEW CONSTRUCTION, AND THE FACT THAT THE OWNER WILL RESTORE THE ORIGINAL JOHN VOLK HOUSE.

MOTION SECONDED BY MRS. WILKEY.

Mr. Randolph cautioned the LPC that there is nothing to preclude the applicant, after the lot split is done, from requesting de-designation of the new lot. Mr. Broberg responded that the applicant would be happy to place a deed restriction on the new lot such that review of this property would remain with the LPC at all times.

MOTION AMENDED TO INCLUDE THE DEED RESTRICTION.

MOTION SECONDED BY MRS. WILKEY.

ROLL CALL VOTE: MOTION CARRIED 5-2-0, WITH MRS. BLADES AND MRS. VANNECK VOTING AGAINST.

D. **Application for Certificate of Appropriateness #19-2001**
Cabana

Owner/Applicant: One 05 Clarendon Corp, Robert L. Miller, President

Address: 105 Clarendon Avenue

Architect: Smith and Moore Architects

Project Description: Request approval to construct a 500 square foot cabana on the parcel of land that lies east of South Ocean Boulevard, which is connected to the main property via a tunnel. The structure will blend with the main house featuring the same type of roof, windows and doors, as well as similar landscaping and cast stone pavers. Other associated changes as presented.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Attorney Peter Broberg and Architect Harold Smith, Smith and Moore Architects, presented this request as well as **Item E, CoA# 20-201, for 874 South County Road**. Yesterday, the Town Council had granted Special Exceptions to build the proposed beach cabanas. Mr. Broberg explained that the beach parcel in question was 260' long and was attached to the 105 Clarendon property. The owners successfully obtained a lot split from the Town and followed up with securing DEP approvals. A Unity of Title has been recorded for the 874 South County Road property and the north piece of the beach lot. The south piece has always been tied with 105 Clarendon Avenue, and is actually physically connected via a tunnel. The Town Council approval was granted with the condition that **no tunnel** will connect the 874 South County Road property with the beach parcel, and that the height of the cabanas must be brought down one foot (1').

Harold Smith, architect, stated that the cabanas will be 500 square feet, 20' x 25' rectangles. Interiorly, they have living space with views of the ocean, openings to the north and south, and similar quoins, colors, window and door surrounds, and barrel tile as the main house.

Mrs. Vanneck stated she is absolutely opposed to two identical structures next to each other on the beach which belong to two different main parcels. Mr. Smith replied that he can change the north cabana to make them different. The members asked that Mr. Smith bring some more details from the main house at 105 Clarendon to the associated south cabana.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL OF BOTH OF THE CABANAS (COA# 19-2001 AND COA#20-2001) TO THE SEPTEMBER MEETING FOR REDESIGN AND DIFFERENTIATION OF EACH.

**MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.**

**E. Application for Certificate of Appropriateness # 20-2001
 Cabana**

Owner/Applicant: Eight 74 South County Road Corp., Robert Miller, Pres.

Address: 874 South County Road

Architect: Smith and Moore Architects

Project Description: Request approval to construct a 500 sq. ft. cabana on a parcel of land that lies east of South Ocean Boulevard. The structure will blend with the main house featuring the same type of roof, windows, and doors, as well as similar landscape and cast stone patio pavers. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

RECORDED WITH ITEM D. ABOVE.

F. **Application for Certificate of Appropriateness #21-2001**
New Building

Owner/Applicant: Henry Morrison Flagler Museum

Address: One Whitehall Way

Architect: Smith Architectural Group

Project Description: Request approval to expand the facilities of the Flagler Museum by constructing an 8,010 square foot building (building height of 29 feet) around the existing railroad car on the southwest corner of the property, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula stated that he had spoken to Mr. Blades by telephone.

Architect Jeffery W. Smith and John Blades, Director of the Flagler Museum, presented this request. Mr. Smith explained that the Town Council has granted a variance for this project, a new building which will protect Flagler's railroad car, The Rambler) from deterioration, provide additional exhibit space, and provide needed bathroom facilities for group tours of the museum. He passed an aerial photo illustrating the siting and proposed design of the new building. He described the style as Beaux Arts, almost Victorian, a turn of the century design. The structure will be very transparent and will have a cool grey tinted glass roof. Its entrance facade will face north. The material will be a limestone colored cast stone. Mr. Smith showed a virtual reality video of the interior and exterior of the proposed building. It should be noted that Mr. Smith stated that the building will have 8,100 square feet, differing from the project description listed on the application. He also clarified that the building is 29' to the beam, and 33' including the parapet, and 41' to the top. (Building height was listed as 29' on the application.)

MOTION BY MRS. DOWDLE FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

*****LET THE RECORD SHOW THAT THERE WAS A BREAK AT 11:02 A.M.
AND THE MEETING RECONVENED AT 11:11 A.M. *****

Mr. Frank announced that there would be a change to the order of the agenda. Items G & H will be heard after K. Item I will be heard next, followed by Item M.

I. **Application for Certificate of Appropriateness #24-2001**
Window modifications

Owner/Applicant: James H. Clark, James H. Clark & Nancy Rutter Clark
Revocable Living Trust

Address: 1500 South Ocean Boulevard

Architect: Bridges, Marsh & Carmo Inc.

Project Description: Request approval for window modifications on west elevation (garden room) - three windows in lieu of one. And replace two windows with louvers, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mr. Pandula declared that he had spoken with Mr. Marsh.

Architect Mark Marsh stated that he had met with staff and Mrs. Day regarding this minor revision, and it was determined that the LPC should review the change as this is a tax abatement project. The garden room window changes were inspired by a grade change on the site outside this room. The grade change affords improved views of the lake. Mr. Marsh noted that the louvered windows at the mechanical room will be shrouded with landscaping.

MOTION BY MRS. DOWDLE FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED UNANIMOUSLY.

M. Application for Certificate of Appropriateness #28-2001

Addition

Owner/Applicant: Town of Palm Beach

Address: 345 South County Road

Architect: Bridges, Marsh & Carmo

Project Description: Request approval of construct additions totaling 1,502 square feet under the existing veranda on the Police Station which will provide additional office space, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Frank stated that the Police Station is a non-contributing building to the Town Hall Historic Square District. Mr. Marsh, Architect, identified the correct architect's firm name as Digby Bridges Marsh. He explained that their firm was asked to explore ways to expand the current Police facility. Approximately, four years ago, a portion of the veranda on the east and rear of the building had been enclosed to provide additional interior space in the records area. This project will enclose more of the veranda across the west and south sides of the building to provide 1500 square feet of additional space for a squad meeting area on the northwest corner, evidence and crime lab, storage, and a break area. (They had looked at the option of adding another floor to the building, but the structure will not support it.)

In effect, the existing facade and fenestration will be brought out approximately nine (9') feet. The existing handrail detail will be preserved and will be re-installed in front of the fenestration to be moved forward. Some of the glazing, will be "spandrel" glass which is opaque. This type of glass will be used when the purpose and function of the particular interior space requires it.. The top of the arched fenestration will remain in clear glass. All glass will be impact resistant.

Mr. Frank stated that since this is a non-contributing building, review of it would not require strict adherence to landmark design, although good architecture is always the goal.

Mr. Pandula felt the changes cause the building to lose its human element with only a 1500 square feet gain of space, a "bad trade off." Mrs. Victor commented that she would hate to lose the veranda and the shade which it offers. She felt that although the building is non-contributing, it does affect the historic district. Mr. Moore responded that the Police Station was built prior to the creation of the Town Hall Square Historic District, and the design of the building resulted from an architectural competition. The architect, at that time, was to relate the Police Station to the historic buildings in the area. Due to budget constraints at the time, the building had to be scaled back...thus, the need for more space today. The Town Council has already authorized this

addition, and now, aesthetic approval is before the LPC.

Mrs. Polly Earl, Director of the Preservation Foundation made several points...that this is the first change in a series of two to three major changes to the historic district, i.e., the new Fire Station, and the renovation changes to Town Hall; that there was no circulation of the plans to the public relative to these changes; that it is very important for the LPC to understand how all of these changes on the three buildings will fit together; that the Town only has one Town Square; that the building was designed with residential setbacks in a commercial district, and that changing those setbacks could afford a new design which offers more space; that more information and planning is needed; that when renovations to non-contributing buildings are contemplated, there is an opportunity to decrease the non-contributing elements of the building. She called for better mechanisms of communication between the town departments.

Mrs. Dowdle thought it would be advisable to see the overall plans for the historic district. She commented that this is a civic building, and therefore, it is especially important that good and appropriate changes be done. She stated she would love to see an arcade studied as an addition, and bringing the building out to the street. Mrs. Albarran de Mendoza, likewise, suggested the re-introduction of an arcade.

The LPC asked that a representative from the Police Department attend the next meeting relative to this subject to explain the space needs. Mr. Moore pledged that he would pass this on, and would see that the Public Works Department would have a representative there as well. During discussion, Mr. Marsh indicated that the project has already been bid and awarded.

MOTION BY MRS. DOWDLE TO DEFER THIS PROJECT AND RE-STUDY THE ARCADE, AND THAT THE APPLICANT SHALL RETURN WITH MORE INFORMATION REGARDING THE HISTORIC DISTRICT AS A WHOLE.

**MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

J. **Application for Certificate of Appropriateness #25-2001**
Miscellaneous changes

Owner/Applicant: Mr. and Mrs. Lee Hanley

Address: 250 Jungle Road

Architect: The Lang Architectural Group

Project Description: Request approval of the following;

1. Add four new entry columns at driveway entrances (5' high, 2' square)
2. Install new cast stone balustrade on existing pool terrace
3. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: Mrs. Victor stated that she visited the site.

Architect Don Lang and Bill Elias, Owner's Representative, presented this request. Mr. Lang discussed the project as listed above. He stated that no entry gates are proposed at this time. The balustrade will be 30" high.

**MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL AS PRESENTED
WITH THE PROVISIO THAT THE DRIVEWAY SPANS MATCH.**

**MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.**

Mrs. Albarran de Mendoza declared a Conflict of Interest with respect to the next three projects as she is the architect for each of the projects. Voting Conflict forms on file.

K. Application for Certificate of Appropriateness #26-2001

Rehabilitation, landscape/hardscape, demolition

Owner: S. Christopher Meigher III and Grace T. Meigher

Applicant: Stephen A. Schwarzman (Contract Purchaser)

Address: 110 Clarke Avenue

Architect: SKA Architect and Planner (Jacqueline Albarran)

Mario Nievera Design

Project Description: Request approval of the following:

1. Demolition of gardener's cottage
2. Removal of the pool, spa, hardscape
3. Rehabilitation of the existing guest house into cabana/pool house with associated demolition of non-original north extension of guest house
4. New pool and filtration system
5. Walls
6. Landscape/Hardscape
7. Relocate existing coquina bench
8. Landscape lighting
9. Other associated changes as presented

CONFLICT FOR MRS. ALBARRAN DE MENDOZA (SEE ABOVE)

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION

Mrs. Victor, Mrs. Hoffman, Mrs. Vanneck, Mrs. Blades, Mr. Pyms, Mrs. Wilkey, & Mr. Pandula met with the architect.

Architect Rick Gonzalez presented this request for Mrs. Albarran de Mendoza, along with Mario Nievera, Landscape Designer. Mr. Gonzalez gave a brief history of the original structure and the changes which have been done over time. Mr. Nievera discussed the landscape/hardscape changes as follows: Re-design the rear garden area to provide a larger pool and more green. The existing curved bench, pool and spa will be removed to offer more space and improve the axis. The curved bench will actually be relocated to the west wall. The new pool will be have an E/W configuration, rather than a N/S configuration. A new south wall will be built with a limestone fountain against. Separate lawn areas will be surrounded by paving. Mr. Nievera reviewed the plant material for the site, and showed a sample of the blue & white tile for the water line of the pool. Landscape lighting will include 50 watt accent lights along the west walkway, under the

plants for up lighting, and at some palms. Larger up lights will be buried in the ground. The light will be incandescent yellow.

Mr. Gonzalez discussed the changes to the house as listed above. The small open cabana will include a small bathroom, bar area, fireplace with cast stone surround, etc., per plans. The existing metal garage doors will be replaced with pecky cypress doors with black hardware. A small balcony will be added on the second floor on the west elevation at the new french doors. The rear alley wall will be fixed to have one continuous height.

**MOTION BY MRS. DOWDLE FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.**

Mr. Moore asked that the order of the agenda be changed, moving on to Other Business as he was unable to attend the continuance of this meeting this afternoon.

VI Other Business:

A. Staff Report relative to Resolution No. 37-01

**A RESOLUTION OF THE TOWN OF PALM BEACH,
PALM BEACH COUNTY, FLORIDA, ESTABLISHING
A FEE FOR APPLICATIONS BY THE OWNER(S)
OF RECORD FOR LANDMARK STATUS AND/OR
FOR TAX EXEMPTIONS FOR HISTORIC PROPERTIES**

Mr. Moore reported that Mrs. Day has researched the information provided by Mrs. Victor at last month's meeting relative to fees charged by other municipalities. He stated that subsequent to review of this information and further staff discussions, staff is recommending a change to the resolution such that the only fee to be charged would be to secure the Town's help relative to filing for tax abatements. This would be one set fee, to reimburse the Town, charged to all those seeking the Town's assistance relative to tax abatement, regardless of the degree of difficulty or time involved. Staff will bring this change to the Town Council at its September meeting.

Mrs. Day thanked Mrs. Victor for her research. Four local communities were included in Mrs. Victor's list of research. Mrs. Day contacted fourteen local communities in the State of Florida for information relative to fees which they might charge with respect to landmarking and tax abatement. Most communities do not charge for designation, and do not do designation reports. Owners have to contract these reports on their own, a typical charge of \$1500 - \$2000 payable to a consultant. The Town of Palm Beach provides this service at no charge to property owners. Tampa has a \$250 fee for tax abatement paperwork, and 10-12 applications for abatement are pending. In Tampa, most people save \$500/year by filing for tax abatements. Tampa also has a demolition fee of \$750, plus \$.02/sq. ft. if a person wishes to demolish a building in an historic district. Coral Gables uses a sliding scale, from \$250- \$500 for tax abatement paperwork, and does not charge for designation. Key West will not pass a tax abatement ordinance as the city does not want to lose the revenue. Mrs. Day stated that while this is a wonderful benefit for the property owners, these tax abatement issues take a lot of staff time.

There was some discussion relative to establishing a fee for demolitions. Mrs. Polly Earl of the Preservation Foundation stated that the Town's LPC ordinance does not permit demolition unless hardship is proven. She felt that establishing a fee for demolitions would encourage them. On the other hand, however, she thought it might be appropriate to establish a fine for destruction of a various types which are evidenced by changes which are clearly not in conformity with LPC approvals.

B. Discussion relative to retroactive tax abatements

Mr. Moore stated that recently an application has been received to apply for the tax abatement retroactively, for properties where work has been done since the enactment of the ordinance and the interlocal agreement with the County from 1993 and 1996. Such applications provide a potential for a huge volume of work to be produced for staff and the LPC. The Town, at its ORS meeting, has opted to study this issue and has placed this under "zoning in progress" to afford time to study the potential of retroactive applications for either Town landmarks or those on the National Register. The "zoning in progress" action prevents anyone else from filing retroactively. It was noted that December 4, 1993 would be as far back as such applications could go in seeking abatement.

Mrs. Earl commented that even if a project comes in retroactively, the LPC still has the right of review, and that review must be done in adherence to the Secretary of the Interior's Standards.

C. Comments by Mrs. Polly Earl relative to the October, 2001 workshop with Mr. David Ferro

Mrs. Earl reminded the LPC that Mr. David Ferro will be present on October 17, 2001 in workshop format to discuss tax abatement issues and the Secretary of the Interior's Standards with the LPC and the public. The workshop will be held from 2 p.m. to 4 p.m., and a reception will follow at the Preservation Foundation. She distributed copies of guidelines to administer the Secretary of the Interior's Standards to the LPC members. Mrs. Earl asked that Joy Hearn and Nancy Galeita from the Property Appraiser's Office be invited to the workshop. She also requested staff's assistance in formulating a list of critical questions to send to Mr. Ferro to work on prior to his arrival. LPC members were encouraged to forward any of their own questions on these subjects to staff.

Lunch break: 1:00 p.m. to 2:00 p.m.

After the break, all were present except for Mrs. Baker who had left ill earlier. As Mr. Moore was unable to attend, Veronica Close was present.

G. **Application for Certificate of Appropriateness #22-2001**
Miscellaneous changes

Owner/Applicant: Mr. and Mrs. J. V. Shields

Address: 210 El Brillo Way

Architect: SKA Architect and Planner

Project Description: Request approval of the following:

1. Atrium: Replace non-original hardscape and landscape with new;
Replace bedroom three non-original windows with new to match existing.
2. North Elevation: Revise two existing front entry wall openings,
Replace a second floor window with french doors and balcony to
match existing
3. West Elevation: Replace two non-original windows at dining room
with new to match existing
4. South Elevation: Replace existing master bedroom windows with
french doors and balcony to match existing
5. General: Install previously approved wall cap detailing and window
sills
6. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: All members stated
that they had met with the architect, Mrs. Albarran de Mendoza.

Conflict for Mrs. Albarran de Mendoza. Conflict form on file.

Architect Rick Gonzalez, presenting for Mrs. Albarran de Mendoza, **stated that this is a tax abatement project.**

Mrs. Jane Day cautioned the LPC that this site had previously had a project approved as a tax abatement, and as such, nothing can be done to negatively impact what has already been approved. Mr. Gonzalez showed the existing vs. proposed site plan, elevations, and floor plans. Changes are as described above, and per the displayed plans. While Mrs. Vanneck commented that the south elevation at the master bedroom looks very heavy, Mr. Gonzalez stated that this is the change which is most important to the owner. Mr. Pandula commented that these changes are very minor in nature, and had they been presented with the original tax abatement project, they would have most likely been approved at that time.

MOTION BY MRS. WILKEY FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

H. **Application for Certificate of Appropriateness #23-2001**
Awning

Owner/Applicant: Mr. and Mrs. Clarke Graebner

Address: 14 Golf Road

Architect: SKA Architect & Planner

Project Description: Request approval to replace an existing aluminum

awning structure with a pecky cypress pergola/awning structure, (maintaining the existing footprint) and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: All members present stated they had met and/or spoken with the architect, Mrs. Albarran de Mendoza.

Conflict for Mrs. Albarran de Mendoza. Conflict form on file.

The existing aluminum structure will be removed and replaced with wood laminated cypress beams, which will be cross detailed with heavy timber. An awning will top that structure. Pecky cypress outlookers and rafters will be integral to the preferred design of the new structure. An alternate design was drawn using Tuscan columns as appear in the front of the property. Mr. Gonzalez noted that the new structure is limited to the exact footprint of the aluminum structure to be removed., 34' x 14', per Mrs. Albarran de Mendoza's meeting with zoning staff, Mr. Paul Castro.

MOTION BY MRS. DOWDLE FOR APPROVAL OF THE WOOD STRUCTURE AND AWNING.

**MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.**

L. Application for Certificate of Appropriateness #27-2001

Telecommunication antennas

Owner: Town of Palm Beach

Applicant: Nextel South Corp. d/b/a Nextel Communications

Address: 360 South County Road

Architect: Ken Ballew, AIA

Project Description: Request approval of the addition of 4 stealthed wireless communication panel antennas to the Town Hall rooftop along with associated equipment contained in an equipment cabinet set on a steel platform. (Two antennas to be recessed into the south face of the south bell tower; two antennas to be recessed into the north and west face of the north bell tower respectively. The antennas will be covered with a fiberglass flush shroud material having color and texture to match the building stucco. The platform and equipment cabinet will be located on the roof just south and west of the north bell tower.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION: None declared

Mr. Frank stated that pursuant to the Telecommunications Act, Section 106, there is a Federal restriction that telecommunication companies must obtain approval from the State Historic Preservation Office (SHPO) prior to seeking approval from the LPC of the Town. As that approval has not yet been obtained, staff recommends deferral until we hear from the State. Any such installation must be performed abiding by the Secretary of the Interior's Standards.

Mr. Ken Ballew, Architect with Spectrosite, and various persons representing Nextel presented this request along with Nextel's counsel, Alan Gabriel. Mr. Ballew discussed the rooftop cabinet which will be partially visible from the east. There was some concern over the size of this

cabinet. The antennas, themselves, will be 48" and 4'6" in height, and 8" wide. The antennas will be embedded into the building, and then the opening will be stuccoed over. Mr. Gabriel stated that SHPO feels that this installation disturbs the historic fabric of the landmark. SHPO must be in approval prior to Nextel or any other vendor obtaining a license from the FCC. He read a portion of the letter from SHPO relative to their objections regarding the proposed installation. Mr. Gabriel noted that Nextel wishes to place their equipment on the Town Hall Building and the North Fire Station on Wells Road. Currently, Nextel and any other telecommunication company is limited to Town owned property for placement of equipment. Today, Mr. Gabriel stated Nextel was looking for direction from the LPC as to how to proceed.

Mr. Frank commented that this applicant is going through the process correctly. At this point, however, the Town is waiting to hear from the State for clarification, and staff recommends deferral of this matter.

Mr. Gabriel asked if the proposed rooftop locations are not acceptable, how about inside the towers, or elsewhere on the roof? Mr. David Jakubiak, Assistant to the Town Manager, commented that in 1996, the Town retained a consultant relative to this issue, and where equipment could be placed. At that time, two sites were deemed feasible, the Town Hall and the North Fire Station. Mr. Frank commented that another consultant may need to be hired. Mr. Randolph stated that the Town Hall has space for 6 vendors. In these individual installations, the Town needs to insure that AT&T, already on the roof, and Nextel do not use too much of the available space. A consultant will need to establish a limit for Nextel and any future vendors. Mr. Gabriel commented that he is not so sure that 6 vendors will be able to use our roof because of equipment separation requirements and landmark regulations, i.e, SHPO. He stated that the Town could release Nextel or others to use other buildings than Town-owned property. Mrs. Vanneck was in favor of seeing an alternative placement of the antennas in the towers and to have a consultant's opinion regarding the Town Hall's limitations.

Mr. Pandula commented that as technology improves, changes are made to buildings, even historic buildings. Simple changes like the advent of air conditioning have caused changes to historic buildings. Telecommunication is a current need and buildings must adapt for the change. Mr. Frank agreed with Mr. Pandula. He pledged that staff would continue to work with SHPO, and perhaps a trip to Tallahassee would be warranted to deal with these issues directly.

The LPC preferred hiding the antennas, but asked to see drawings showing the antennas in the towers. They also want to hear information from the Town's consultant relative to the end result on the Town Hall rooftop, after all vendors are located there.

MOTION BY MR. PYMS TO DEFER TO THE SEPTEMBER MEETING.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.

VII Adjournment:

**MOTION BY MR. PYMS TO ADJOURN AT 3:28 P.M.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.**

**The next meeting of the Landmarks Preservation Commission will be held on
WEDNESDAY, SEPTEMBER 19, 2001 in the Town Council Chambers, 2nd floor, Town
Hall, 360 South County Road, Palm Beach at 9:00 a.m.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ann Blades", written in a cursive style.

Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION.

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
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Eugene Pandula	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Elizabeth Dowdle	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sari M. Wilkey	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Jacqueline Albarran de Mendoza	<u> E </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Ann Vanneck	<u> P </u>	<u> P </u>	<u> U </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Ann Blades	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Jack Pyms	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
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Nikita Zukov	<u> P </u>	<u>Resigned</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Judy Hoffman	<u> U </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Laurel Baker	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> E </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Wendy Victor	<u> </u>	<u> </u>	<u> P </u>	<u> P </u>	<u> P </u>	<u> U </u>	<u> P </u>	<u> P </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

LEGEND:

P	=	Present
E	=	Excused
U	=	Unexcused
A	=	Absence Pending Classification as "excused" or "unexcused"

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

RECORD OF VOTING CONFLICTS 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11//01	12/01
Eugene Pandula	___	___	___	___	___	___	___	___	___	___	___	___
Elizabeth Dowdle	___	___	___	___	___	___	___	___	___	___	___	___
Sari M. Wilkey	___	___	___	___	___	___	___	___	___	___	___	___
Jacqueline Albarran de Mendoza	___	___	___	___	<u>V</u>	___	___	<u>V3</u>	___	___	___	___
Ann Vanneck	___	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	___	___	___	___	___	___	___	___	___	___	___	___
Jack Pyms	___	___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	___	<u>Resigned</u>	___	___	___	___	___	___	___	___	___	___
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Laurel Baker	___	___	___	___	___	___	___	___	___	___	___	___

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has
 Been declared at a previous meeting, and the
 Changes being reviewed are part of an ongoing
 project. ONLY COUNT ORIGINAL DECLARED
 CONFLICT PER JCR, TOWN ATTORNEY)

TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION

ATTENDANCE RECORD 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Eugene Pandula	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Elizabeth Dowdle	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>U</u>	<u>P</u>	<u>P</u>				
Sari M. Wilkey	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Jacqueline Albarran de Mendoza	<u>E</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Ann Vanneck	<u>P</u>	<u>P</u>	<u>U</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Ann Blades	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Jack Pyms	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				

*Corrected
Copy for
Minutes*

ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	<u>P</u>	<u>Resigned</u>										
Judy Hoffman	<u>U</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Laurel Baker	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>E</u>				
Wendy Victor			<u>P</u>	<u>P</u>	<u>P</u>	<u>U</u>	<u>P</u>	<u>P</u>				

LEGEND: P = Present
 E = Excused
 U = Unexcused
 A = Absence Pending Classification as "excused" or "unexcused"

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

RECORD OF VOTING CONFLICTS 2001

MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11//01	12/01
Eugene Pandula	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Elizabeth Dowdle	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Sari M. Wilkey	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jacqueline Albarran de Mendoza	_____	_____	_____	_____	<u> V </u>	_____	_____	<u> V3 </u>	_____	_____	_____	_____
Ann Vanneck	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Blades	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
ALTERNATE MEMBERS	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01	11/01	12/01
Nikita Zukov	_____	<u> Resigned </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Judy Hoffman	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Laurel Baker	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
LEGEND:	V	=	One Voting Conflict during a meeting				VPD	=	Voting Conflict Previously Declared			
	V2	=	Two Voting Conflicts during a meeting						(This category to be used when a conflict has			
	V3	=	Three Voting Conflicts during a meeting						Been declared at a previous meeting, and the			
									Changes being reviewed are part of an ongoing			
									project. ONLY COUNT ORIGINAL DECLARED			
									CONFLICT PER JCR, TOWN ATTORNE			

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

LAST NAME—FIRST NAME—MIDDLE NAME Albarran de Mendoza, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission—	
WORKING ADDRESS 204 Phipps Plaza		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY COUNTY Palm Beach Palm Beach		CITY COUNTY OTHER LOCAL AGENCY TOWN Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED 8/15/01		MY POSITION IS: ELECTIVE ☐ APPOINTIVE ☒	

Minutes

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. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

- You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, JACQUELINE ALBARRAN, hereby disclose that on 8/15, 19-2001
DE MENDOZA

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

☐ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained.

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

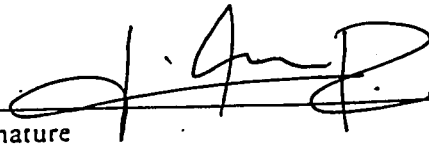
RE: 14 GOLF ROAD
Co A # 23-2001

I AM THE ARCHITECT OF RECORD
FOR THE ABOVE MENTIONED PROPERTY

Date Filed

8/15/2001

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.

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

LAST NAME—FIRST NAME—MIDDLE NAME Albarran de Mendoza, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission	
MAILING ADDRESS 404 Phipps Plaza		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: :: CITY :: COUNTY :: OTHER LOCAL AGENCY :: Town	
CITY Palm Beach	COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED 8/15/01		MY POSITION IS: :: ELECTIVE X. APPOINTIVE	

Minutes

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 present with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but **must** disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

- You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, JACQUELINE ALBARRAN DE MENDOZA, hereby disclose that on 8/15, 192001

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

☐ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained

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

RE: 110 CLARKE AVE.
COA # 26-2001

I AM THE ARCHITECT OF RECORD
FOR THE ABOVE MENTIONED PROPERTY

8/15/2001
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.

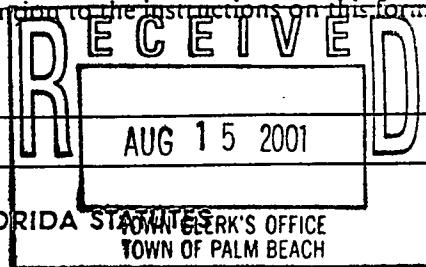
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Albarran de Mendoza, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission	
MAILING ADDRESS 204 Phipps Plaza		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: :: CITY :: COUNTY :: OTHER LOCAL AGENCY : Town	
CITY Palm Beach	COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED 8/15/01		MY POSITION IS: :: ELECTIVE X. 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 present with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

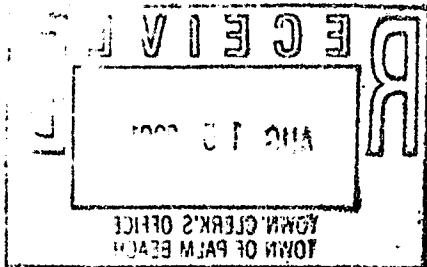
I, JACQUELINE ALBARRAN DE MENDOZA, hereby disclose that on 8/15, 19 2001

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

☐ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained

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



RE: 118 CLARK AVE.
CO A # 26-2001

I AM THE ARCHITECT OF RECORD
FOR THE ABOVE MENTIONED PROPERTY

Date Filed

8/15/2001

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.

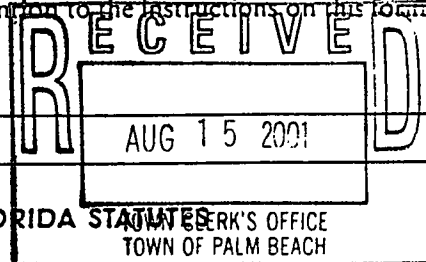
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Albarran de Mendoza, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission--	
MAILING ADDRESS 204 Phipps Plaza		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Palm Beach	COUNTY Palm Beach	:: CITY :: COUNTY :: OTHER LOCAL AGENCY Town	
DATE ON WHICH VOTE OCCURRED 8/15/01		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		MY POSITION IS: :: ELECTIVE X. 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 present with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

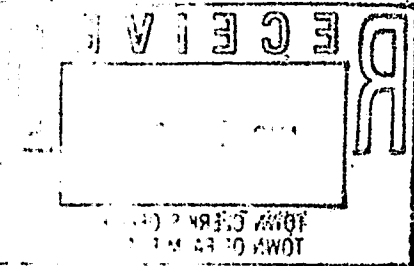
I, JACQUELINE ALBARRAN DE MENDOZA, hereby disclose that on 8/15, 2001

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

☐ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained.

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



RE: 14 GOLF ROAD
Co A # 23-2001

I AM THE ARCHITECT OF RECORD
FOR THE ABOVE MENTIONED PROPERTY

Date Filed

8/15/2001

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.

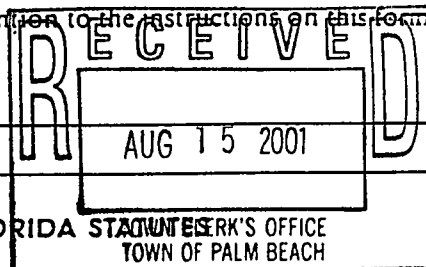
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Albarran de Mendoza, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission	
MAILING ADDRESS 204 Phipps Plaza		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: :: CITY :: COUNTY :: OTHER LOCAL AGENCY, Town	
CITY Palm Beach	COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED 8/15/01		MY POSITION IS: :: ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

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DISCLOSURE OF STATE OFFICER'S INTEREST

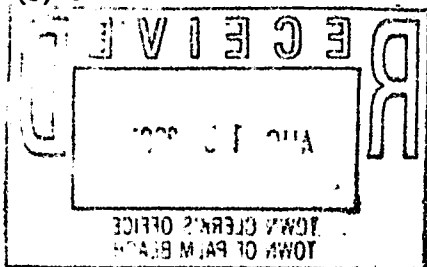
I, JACQUELINE ALBARRAN DE MENDOZA, hereby disclose that on 8/15, 192001

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

☐ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained

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



RE: 210 EL BRILLO
Co A # 22-2001

I AM THE ARCHITECT OF RECORD
FOR THE ABOVE MENTIONED PROPERTY

Date Filed

8/15/2001

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.

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

LAST NAME—FIRST NAME—MIDDLE NAME Albarran de Mendoza, Jacqueline		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission	
WORKING ADDRESS 204 Phipps Plaza		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: :: CITY :: COUNTY :: OTHER LOCAL AGENCY : Town	
CITY Palm Beach	COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED 8/15/01		MY POSITION IS: :: ELECTIVE X APPOINTIVE	

Minutes

WHO MUST FILE FORM 8B

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INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

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DISCLOSURE OF STATE OFFICER'S INTEREST

I, JACQUELINE AUBARRAN, hereby disclose that on 8/15, 192001
DE MENDOZA

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

☐ inured to my special private gain; or

☐ inured to the special gain of _____, by whom I am retained

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

RE: 210 EL BRILLO
Co A # 22-2001

I AM THE ARCHITECT OF RECORD
FOR THE ABOVE MENTIONED PROPERTY

Date Filed

8/15/2001

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.