

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., FRIDAY, JULY 19, 1991

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 Lillian Jane Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Elise P. Mackintosh, Vice Chairman
Sally Gingras, Secretary
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member
Leslie Divoll, Member
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: William S. Gubelmann, Member
Arthur Silverman, Alternate Member
Wilmer J. Thomas Jr., Alternate Member
Jane R. Grace, Alternate Member

RECORDING SECRETARY: Cynthia M. Delp

III. Approval of the Minutes of the June 21, 1991 Meeting:

MOTION BY MRS. GINGRAS TO APPROVE THE MINUTES AS MAILED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

- A. Application for Certificate of Appropriateness No. 17-91,
Glass Solarium
Applicant/Owner: Ms. Tauni De Lesseps
Address: 452 Worth Avenue
Architect: Steven J. Bruh
Project Description: Request approval for the addition of a
13' x 18' glass solarium on the south elevation

(Please note that this item was deferred from the June 21,
1991 meeting.)

Steven J. Bruh returned to discuss this project pursuant to last month's deferral. Since the June meeting, Mr. Bruh met with various Commissioners at the site. He re-stated the purpose of the addition...to provide an enclosed space for use during the winter months, which would provide protection from the elements, particularly the wind. He stated that he designed the enclosure in glass so that one might see through it. He did not want to interfere or detract from the original structure. He felt that an attempt to create an addition in the same architectural style as the house was not justified, and was "not worth the gamble". The addition, as proposed, will not inhibit the original structure, and it preserves the landmark intact.

Last month, Mr. Bruh presented the addition with the mutton bars in dark green. This month, however, he suggested that the mutton bars be painted to match the building, a pink-orange color. The existing awning, which would cover the proposed addition, will remain, and will ensure, in Mr. Bruh's opinion, that the addition will not dominate the elevation.

Mrs. Divoll's comment was that the addition is both transparent and reversible, both of which are desirable qualities in an addition of this sort. Mrs. Albarran de Mendoza was concerned that the Commission should not set a precedent of allowing temporary or reversible additions which are completely alien to the structure. She also felt that the original dark green would be preferable to the pink-orange, as the mutton bars would be less noticeable in the dark color. Mrs. Gingras agreed that the dark green would be better. Mrs. Metzger felt that the addition was simply not appropriate for the building. Mrs. Mackintosh felt that the addition is "a modern piece" which doesn't belong or fit with the structure. She stated that she would rather see an attractive permanent structure in keeping with the design of the house than this so-called reversible addition.

Mrs. Divoll again stated that since this addition is very different in style from the structure, reversibility is an

issue. Since the principal reason for the proposal is as a windscreen, she suggested that perhaps another alternative should be sought, like a glass wall, for example. Mr. Bruh stated that protection from bugs is an additional problem. The Commission pointed out, however, that if winter usage is desired, bugs should not be a problem.

Mrs. Volk stated her sympathy for the owner's problem, in that she wants a protected area on the lakeside elevation, but this is not the appropriate solution, unless it is completely detachable. She questioned, however, the likelihood of it being detached in the future, once it has been erected.

Mrs. Divoll commented that this was a bad architectural solution whose saving grace is that it does not alter the historic portions of the structure, and someone in the future may elect to make an appropriate addition. Mrs. Volk agreed that the structure's historical qualities are not affected, but suggested that the addition might be considered for the owner's contentment and ability to enjoy the property.

Mrs. Divoll questioned whether the addition was designed prior to the house being landmarked. Mr. Bruh replied that it was, in fact, designed before the landmarking, actually a few years ago. Mr. Bruh affirmed that this solution to the problem was the solution that the owner is requesting, and he was not instructed to find a more suitable solution to the now-landmarked home.

MOTION BY MRS. ALBARRAN DE MENDOZA TO DENY THE CERTIFICATE OF APPROPRIATENESS BECAUSE OF INCOMPATIBLE DESIGN AND MATERIALS.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

IT SHALL BE NOTED THAT THE COMMISSION SYMPATHIZED WITH THE OWNER'S DESIRE FOR A PROTECTED AREA ON THE LAKESIDE, AND WILL ENTERTAIN ALTERNATIVE SUGGESTIONS IN THE FUTURE UNDER A NEW APPLICATION FOR CERTIFICATE OF APPROPRIATENESS.

B. Application for Certificate of Appropriateness No. 19-61,
Driveway

Applicant/Owner: Mr. and Mrs. Louis D. Root

Address: 61 Middle Road

Designer: S.D.A. Management, Michelle Ackerman

Project Description: Request approval to add a new circular drive on the front of the property. Drive to be riverrock embedded in concrete with a water-repellent sealer.

Michelle Ackerman appeared to request a new circular driveway with a 12' opening in the front of the house. According to current zoning requirements, six feet high hedging will be planted to screen the driveway. The driveway will be worked around existing royal palms. The installation of the driveway will require the relocation of new palms which were recently planted by the Garden Club. This project is being requested by the owner to provide guest parking. Ms. Ackerman noted that other houses on the street have similar driveways. She commented that the green space is 98% in the front, so it is more than adequate, despite the loss of some grass area due to this project. As the driveway will only be 12' wide, cars will be parked single file. The Commission was concerned about the narrowness of the driveway and the turning radius. Ms. Ackerman replied that they performed a test with a truck, which was able to negotiate the turn.

Mrs. Mackintosh commented that the insertion of the driveway will cause the loss of the wonderful effect of lush greenery in the front of the house. Mrs. Volk commented that although all of the other houses on the street may have a similar driveway, the other houses are set back much further on their lots. She felt the driveway would destroy the appearance of the front of the house.

MOTION BY MRS. MACKINTOSH TO DENY THE REQUEST FOR CERTIFICATE OF APPROPRIATENESS BECAUSE IT WAS FELT THAT TURNING RADIUS WAS TOO SHARP, AND THE HOUSE IS TOO CLOSE TO THE STREET, UNLIKE OTHER HOMES ON THE STREET.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness No. 20-91,
Door Changes

Applicant/Owner: Via Mizner Associates Ltd. Partnership
by Via Mizner of Worth Avenue, Inc.

Address: 333-345 Worth Avenue

Architect: The Lawrence Group

Project Description: Request approval for addition of wood and glass door to existing stucco opening; and remodel of existing glassed archway to include new matching storefront door.

Donna Beinstein of the Lawrence Group presented this project. The first area for attention today is located on the side of the space which was formerly Harper's Gallery. Currently, there are two flat arches. The proposal is to insert a new storefront door with side panels into one of the arches, which might assist a future division of the interior space.

MOTION BY MRS. GINGRAS TO APPROVE THE INSERTION OF THE DOOR WITH SIDE PANELS, AS REQUESTED.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

Secondly, down the main via, there is an exterior stair immediately before Renato's which serves upstairs tenants. This proposal calls for the enclosure of this space and the installation of a glass and wood door to match the other doors on the first floor.

MOTION BY MRS. DIVOLL TO APPROVE THE WOOD AND GLASS DOOR AT THE STAIRWAY ENCLOSURE.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness No. 21-91, Additions and facade modifications
Applicant/Owner: Mr. Ralph McDonald
Address: 300 El Brillo Way
Architect: Smith Architectural Group
Project Description: Request approval for the addition of second story (staff quarters) over existing garage; addition of porte-cochere/gate house joining main house to garage; various modifications to exterior facades

Mr. Jeffrey Smith, Architect, requested a deferral on behalf of the applicant.

MOTION BY MRS. MACKINTOSH TO DEFER TO THE AUGUST MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

- E. Application for Certificate of Appropriateness No. 22-91, Worth Avenue facade changes
Applicant/Owner: Everglades Club
Address: 356 Worth Avenue
Architect: Smith Architectural Group
Project Description: Request approval of changes on Worth Avenue: change paint color; emphasize cast stone color; strip soffits and outlookers; remove metal canopy and add

stone surround; replace windows (limited)

Mr. Jeffrey Smith presented the project. He requested some simple changes for renovations to be performed during the summer at the Everglades Club. These changes are part of a five year renovation plan for the Club. He stated that currently in some spots on the building, there are metal windows. The plans call for the replacement of as many of these windows as their budget allows this summer with original wood casement windows. Regarding paint color, they want to lighten it to a shade close to the color of Town Hall. At this time, just the Worth Avenue facade and all facades of the bell towers will be painted. Included in the five year plan will be replacing all the remaining metal windows, returning the soffits to pickled cypress, and stripping the stone down to the original finish. The portions which are concrete or stucco to look like stone will be painted to match the stone portions.

The proposed paint colors are Spruce #WEZ56204 for the windows and Benjamin Moore #907 (cream) for the building.

MOTION BY MRS. GINGRAS TO APPROVE THE COLOR CHANGE AS PRESENTED.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

The Commission made note of the several other items as listed in the project description above, and the fact that some of these were not discussed. Mr. Frank responded that, pursuant to previous discussions with Mr. Smith, he determined that the other items listed above were pure restoration items, and as such, did not require Commission approval. The color change, on the other hand, is a change from the existing, and perhaps, the original. Therefore, it was brought before the Commission.

- F. Application for Certificate of Appropriateness No. 23-91,
Doors, windows, awnings, guest rooms
Applicant/Owner: Mr. Wilson C. Lucom
Address: 260 North Ocean Boulevard
Architect: Smith Architectural Group
Project Description: Request approval to install three french doors at east elevation of breakfast room; install four stained glass window units at south elevation of breakfast room; provide awning at front entry; and provide new staff/guest rooms at south elevation outside of pool area wall.

At the request of Mr. Smith,...

MOTION BY MRS. GINGRAS TO DEFER COA #23-91 TO THE AUGUST MEETING.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness No. 15-91, Subdivision Request

Applicant/Owner: Mr. Donald J. Trump

Address: 1100 South Ocean Boulevard

Architect: Mr. Gene Lawrence, The Lawrence Group Architects

Attorney: Mr. Peter Broberg, Esquire

Project Description: Request approval of subdivision of the property, providing for the addition of eight single family lots of at least 60,000 square feet, while retaining 196,548 square feet (approximately 4.5 acres) for the principal residence, Mar-a-Lago. No modifications, alterations, or additions are involved in the principal residence or ancillary structures, except for the elimination of several greenhouses, some above-ground tanks, and other service structures located on or near the north and south tree line. The primary entrance would remain in its present location, with no new entrance on Southern Boulevard, and the vista to the Lake would remain open.

(Please note that this item has been deferred from the May 17, 1991 meeting and the June 21, 1991 meeting.)

Mr. Randolph stated that Mr. Trump has requested deferral of this matter to the August 16, 1991 meeting. He referenced Mr. Broberg's July 17, 1991 letter to Mrs. Volk, wherein he put forth the request for deferral.

Mr. Broberg commented that although all present were here to work out a mutually agreeable solution to this matter, in his opinion, there was nothing to discuss today. He stated that the applicant was not been given any additional concerns of the Commission which needed to be addressed. The consultants have not yet, as he understands, prepared their report on the matter. Further, in previous correspondence, the applicant has requested access to the model submission of the Preservation Foundation and the video presentation of the Garden Club, both of which were presented in earlier meetings. To date, neither of these have been given to the applicant. Therefore, for the above reasons, the request for deferral has been put forth.

Mrs. Volk called for a motion for deferral, but none was offered at this time. Mrs. Metzger asked whether the consultants were able to offer any information today.

Mr. Randolph responded that the consultants were present, and were prepared to offer a progress report of their findings to date, but certainly not final recommendations or conclusions. "However, there has been a request for a deferral, and based upon that, and based upon what Mr. Broberg alleges may be prejudice to him, it would be my recommendation that the deferral be granted. I do not agree, for the record, that there has been any prejudice. The records that have been requested, for instance, the model, which is in the possession of the Preservation Foundation, is, although it has been requested by the Town, is not something within the Town's control. It was here for review at the initial meeting with the Landmarks Commission regarding this. The CAD, which was presented at another meeting, is in the possession of the Garden Club. We have obtained a copy, and we have advised Mr. Broberg that he can have a copy of that, but again, that wasn't something that was in the possession of the Town. And, as far as the report of the consultants, there is no report of the consultants. You don't have a report of the consultants. No one does at this time. So, we felt that the purpose of this meeting was just to move forward with the application and to hear anything that anyone wanted to present today. But in light of the request, it would be my recommendation that you go ahead and grant the deferral."

Mrs. Gingras asked whether or not the Commission could hear the consultants comments, thus far. Mr. Randolph asked permission for same from Mr. Broberg, in light of his request for deferral.

Mr. Broberg commented that he realizes, as a taxpayer, that the consultants are here and it might be advantageous to have them give us their report now. As the applicant, he questioned what purpose it would serve. He did, however, give permission for the progress report to be heard if the Commission so desired. He reiterated that his deferral request still stands.

MOTION BY MRS. DIVOLL TO DEFER COA #15-91 TO THE AUGUST 16, 1991 MEETING, AND TO HEAR THE CONSULTANT'S PROGRESS STATEMENT TODAY.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mr. Broberg interjected that if the consultant's remarks result in questions, and then a debate, he would request that this not be permitted.

Mr. Randolph introduced the consultants from Clarion Associates, Inc.: Cheryl Inghram, Vice President of Clarion Associates; Howard S. Decker, Decker and Kemp Architects; and Glenn Herbert, Landscape Architect.

Mr. Decker delivered the progress statement, and his remarks are as follows:

Mr. Decker remarked that this was the first opportunity the consultants have had to meet with the Commission as a whole. Previously, they had met with the Commissioners on an individual basis. He stated that this project presents a difficult challenge, and the consultants will assist the Commission in any way possible. He commented that they have had the full cooperation of all parties and have had the opportunity to review masses of information. Various necessary site visits have also been made possible.

He stated, "Our goals include trying to help you understand the impact of the proposed subdivision and to look toward the long term viability of Mar-a-Lago."

He commented that it became quite apparent to Ms. Inghram and himself that the designed landscape is of utmost importance. They felt it would be appropriate to solicit the assistance of someone with expertise in this particular field, as a further extension of staff. To that end, Mr. Glenn Herbert, a licensed Florida Landscape Architect, has been added to the consultants' team. Mr. Herbert is the former president of the Florida Chapter of the ASLA. He has practiced extensively in Florida, and is very knowledgeable about local conditions and plant materials. He has also had the opportunity to review the proposal and visit the site prior to today's meeting.

The consultants' work has proceeded in four basic areas:

1. To understand the critical features of the historic resource; i.e., issues related to the site, the structures on the site, and the designed landscape.
2. To understand the historic context, i.e., the nature of the community and the region, the life within Mar-a-Lago and its immediate surrounds, and the local, regional, and national significance of the buildings and grounds that Mar-a-Lago represents.
3. An analysis of all local regulations, i.e., the Comprehensive Plan, the Zoning Ordinance, and other governing regulations.
4. An examination of the proposed subdivision, i.e., density, proposed use, proposed arrangement, nature of attending infrastructural improvements required by the subdivision, and the impact on the historic resources.

With respect to Item #1 above, the critical features of the historic resource, they have been examining...

REVIEWING THE SITE:

1. Topography, grading of the existing estate, and how the land is shaped and formed as it now exists.
2. View Corridors from the site, and externally, to understand the presence that the site can exert in its context.
3. Soil conditions.
4. Vegetation.
5. Sequence and arrangement of structures on the site, i.e., entry into the property and house; movement on the site from the main house to the accessory structures; nature, origin, function, and use of accessory structures and their role in the life of Mar-a-Lago.

REVIEWING THE STRUCTURES:

1. Architecture, i.e., the role of the architecture stylistically in the historic context, the decorative program represented by the historic resource, its state, status, and condition, the functional relationship of various elements of the architectural resource on the site, the relationship of various individual structures, one to another, on the site.

REVIEWING THE LANDSCAPE:

1. Species present with information as to their size, density, status, development through time, their existing arrangement on the site, and the various areas and zones they create on the estate.

In conclusion, Mr. Decker stated that there are still several outstanding matters that they, as a team, need to investigate further. Their desire is to make an objective and thorough appraisal which is deserved and expected. They hope to reach their conclusions very soon. "We are now nearly completely prepared to offer our final recommendations." At this point, Mr. Decker called for any questions from the Commission.

Mr. Randolph reminded all present that the matter has been deferred. Mr. Broberg, although he agreed to hearing the progress statement, indicated that he would rather not have any interplay from the Commission. Mr. Randolph asked Mr. Broberg if he would object to any questions being asked. Mr. Broberg agreed to allow any questions related to the progress report only, and stated that he would advise Mr. Randolph if he felt any questions were inappropriate.

The Commission had no questions at the present time.

Mr. Adrian Winterfield asked whether, in the analysis of the plan, the consultant was limited to an analysis of the subdivision which is contained in the application.

Mr. Decker responded to this question by saying ... No. He stated that the consultants feel they have been engaged to answer three questions:

1. How can the consultants assist the LPC in establishing the long term well being and preservation of the historic resource that Mar-a-Lago represents?
2. Can Mar-a-Lago be subdivided at the same time that the historic resource is preserved?
3. If the answer to Question #2 is yes, then how can #2 be accomplished?

He added that they have had an extensive opportunity to meet at length with all parties involved in this matter, and they have not been charged to come to "certain" conclusions. "Depending upon all the information we gather, and our analysis of that information, a variety of potential responses are available to us."

Mr. Randolph: "I would just like to clarify if it is the Commission's desire that, indeed, once the investigation has been completed, that a written report come back prior to your consideration of this matter at a public meeting."

Mrs. Volk stated that the Commission does make this request and would like to have the report available at least ten days prior to the August meeting. She thanked the Consultants for their work to date, and encouraged them to proceed.

Mr. Decker felt that they would be able to produce their report by August 2, 1991.

Mrs. Metzger asked whether the consultants are charged with making a different suggestion if they feel that this proposal does not preserve the historic resources.

Mr. Randolph responded by saying...No. "His charge is to advise you, as I understand it, of the manner in which the resource can continue to be preserved. He is here to examine the historic resource in regard to the application that has been submitted, and advise you (the LPC) as to the things which should be done to ensure the maintenance and integrity of that historic resource.

Mrs. Albarran de Mendoza asked, if subdivision is recommended, who will provide design guidelines...the

consultants or Mr. Lawrence?

Mr. Decker responded that it would be premature, at this point, to project whether their recommendations will include design guidelines.

V. Other Business

Informal Review - 124 Via Bethesda, Hurricane Shutters

Mr. Frank explained that this review request was not submitted in time for proper legal advertisement, but since hurricane season is already upon us, Staff advised the applicant to bring this request forward today.

Mr. Charles McKaye of Rolladen Shutters presented the request for beige rolling PVC shutters on ten openings, and one bronze accordion shutter on one opening. All of the shutters, except one, are on the east side. None are on the street facade.

The shutter installation will require side tracks, which Mr. McKaye stated would be removed most of the time. Also, permanently fixed boxes or hoods will be placed above the arched openings. Surrounding vegetation may be affected by the installation.

The Commission noted that the boxes or hoods will not be able to be hidden on this facade, as they will be applied right to the face of the building.

Mrs. Divoll commented that this project adds to the cumulative effect of previous alterations to the historic fabric of the affected facades. She stated that other options are available which might be more acceptable. The boxes, she felt, would make a very negative impact on the facade, and would compound some unfortunate changes done in the past.

Various Commissioners felt that the color of the accordion shutter was too dark and not appropriate. It was suggested that a lighter color be used.

Mrs. Volk felt it was important to, today, approve some sort of hurricane protection for the house.

Mr. Frank stated that since the item has to be advertised for next month anyway, the Commission might approve the accordion shutter in a desirable color and some type of removable shutters for the other openings which would only be erected in the event of a storm. Then, if this was unacceptable to the applicant, he could return next month with an alternative proposal. This would allow for hurricane protection in the interim, between meetings.

MOTION BY MRS. DIVOLL TO APPROVE COMPLETELY REMOVABLE SHUTTERS

WITHIN A FRAME ENTIRELY WITHIN THE ARCH, IN A LIGHT COLOR.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

AND

MOTION BY MRS. GINGRAS TO APPROVE THE ACCORDIAN SHUTTER FOR THE ONE SQUARE OPENING IN A WHITE OR BONE COLOR.

MOTION SECONDED BY MRS. DIVOLL.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank noted that ARCOM has turned down the proposed shutter-type as well, in cases where the shutter would cover an architectural feature.

Mrs. Divoll announced that the Florida Trust for Historic Preservation will hold its annual meeting in Fort Myers on September 19th through September 21st. She stated, for those of the Commission who are not currently members, she would see to it that they received invitations for the event.

VI. Adjournment

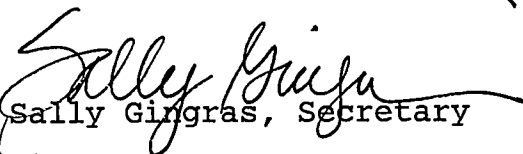
MOTION BY MRS. DIVOLL TO ADJOURN THE MEETING AT 10:31 A.M.

MOTION SECONDED BY MRS. GINGRAS.

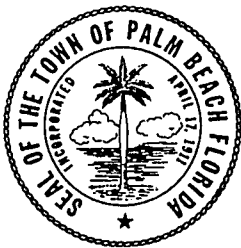
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Friday, August 13, 1991 at 9:00 a.m. in the TOWN COUNCIL CHAMBERS, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,


Sally Gingras, Secretary

cmd



TOWN OF PALM BEACH

MEMORANDUM

TO: Recipients of Minutes of the Landmarks Preservation Commission

FROM: Cynthia M. Delp, Landmarks Preservation Commission Recording Secretary *cmd*

DATE: August 1, 1991

SUBJECT: Correction to Page 13 of the Minutes of the July 19, 1991 Meeting

Attached please find a corrected Page 13 of the Minutes of the Landmarks Preservation Commission Meeting held July 19, 1991. Please note that the correction concerns the stated date of the next Landmarks Preservation Commission meeting. The correct date of the next meeting is August 16, 1991. Please insert this corrected page into your copy of the Minutes. Thank you.

cmd

WITHIN A FRAME ENTIRELY WITHIN THE ARCH, IN A LIGHT COLOR.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

AND

MOTION BY MRS. GINGRAS TO APPROVE THE ACCORDIAN SHUTTER FOR THE ONE SQUARE OPENING IN A WHITE OR BONE COLOR.

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VI. Adjournment

MOTION BY MRS. DIVOLL TO ADJOURN THE MEETING AT 10:31 A.M.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on Friday, August 16, 1991 at 9:00 a.m. in the TOWN COUNCIL CHAMBERS, TOWN HALL, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,

Sally Gingras, Secretary

cmd