



MINUTES
ARCHITECTURAL COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL,
360 S. COUNTY ROAD, PALM BEACH

WEDNESDAY, MAY 27, 2015, 9:00 a.m.

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (09:00:33 a.m.)

Chairman Vila called the meeting to order at 9:00 a.m.

II. ROLL CALL: (09:00:35 a.m.)

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT (arrived at 9:12 a.m.)
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Let the record show that Mr. Ives was a voting member until the Testa's project, when Mr. Karakul arrived.

Staff Members Present: Veronica Close, Assistant Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. John C. Randolph, Town Attorney, participated by phone during the Testa's project only, B-108-2014. John Page, Director of Planning, Zoning and Building, was absent.

III. PLEDGE OF ALLEGIANCE: (09:01:06 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE APRIL 22, 2015 MEETING: (09:01:21 a.m.)

MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA: (09:01:34 a.m.)

MOTION BY MR. GARRISON FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:02:25 a.m.)

Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VII. OTHER BUSINESS: (09:02:44 a.m.) None

VIII. PROJECT REVIEW: (09:02:50 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (09:02:56 a.m.)

B - 108 - 2014 New Mixed Use Condominium/Commercial

Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue

Applicant: T3 Family Investments, LLC

Architect: Roger Janssen, Dailey Janssen Architects

Original Project Description: Construction of a 120,525 square foot, two (2) story mixed use condominium structure with 100 underground parking spaces, 26,204 square feet of commercial space on the first floor and six (6) residential units on the second floor totaling 36,179 square feet (34,618 square feet under air). Building Color-Off White; Roof-Terra Cotta Clay Barrel tile; Trim-Terra Cotta

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting. At the November meeting, after review of the project, a motion carried for deferral of the architecture and a second motion carried for deferral of the landscaping. At the December meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried "to send this to the Town Council approving the schematic plan of this project and that it is deferred for the final architecture to February so that in February the applicant can come back with all of the requirements shown from the variances that were granted or not granted and the details and materials presentation of each building, and then in February, that we take this up." At the February meeting, staff recommended deferral to the March meeting, due to the deferral at the Town Council level. At the March meeting, a motion carried for deferral to the May meeting as requested by the applicant, but ARCOM noted that was the final deferral.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

Prior to the presentation, Chairman Vila reminded all that ARCOM's charge is to review the architecture only.

Mr. Janssen stated that since ARCOM last reviewed this project, the plans were revised to eliminate any variances for work above ground. The only variances for the project, which were approved by the Town Council, were for sub-grade work. He noted that the buildings have been pulled back from both Royal Poinciana Way and Sunset Avenue, and the project now complies with landscaped open space requirements by increasing the landscaping. In fact, the landscaping along Royal Poinciana Way and Sunset Avenue has increased dramatically. The building configuration has changed because building connectors have been eliminated, thereby resulting in six (6) separate and distinct buildings. Mr. Janssen continued with a building by building review of each of the six buildings.

Building #1 (the southeast-most building): Machine made clay barrel tile caps with flat pans in terra cotta color; smooth texture sponge finish stucco; wall color-salmon; columns-Florida keystone; railings-black hammered and twisted wrought aluminum; trim-Florida keystone; windows-mahogany colored aluminum clad wood; sage green half-round awnings and shed style awnings with hanging valance and spears; shutters-dark green; rafter tails and eaves-stained pecky cypress; pergola rafters and beam-painted white cypress.

Commission Comments: Architecture great, but concern with colors presented vs. colors as built...materials and colors should be labeled on plans by the applicant; single casement window with two shutters is odd; do not like archivolt bending at the bottom across the end post...straight down is better; all of the arcades are the same shape...prefer variation; concern that the awning color in the rendering looks bright green; concern with matching the awning color to the paint color of the shutters; concern that the balconies all have the same railings, a heavy generic railing; the size of some of the balconies work better than others; issue with so many circular awnings...variation needed...do some straight awnings...more sophisticated; do not like the half-domed awnings; make the awnings a little less "sad"...perhaps stripes and/or brighter colors; pg. 21, east elevation, aluminum iron element too heavy and too busy; pg. 21, east elevation, entrance to residence should be significantly different than retail entrances; any way to salvage the building connectors?...losing continuity; the connectors really serve no function; no need for awnings at the arcade; commend the use of the loose awnings with spear supports, but pg. 21, spears are too long and the angle is wrong.

Building #2 (center building on Royal Poinciana): Dark red handmade clay barrel tile with single starter pans and caps; smooth texture sponge finish stucco; wall color-off white; windows-charcoal grey aluminum clad wood; stone-acid washed smooth cast stone for columns and trim work; clear finished light pecky cypress on cornice and headers; arcade ceiling-pickled lime washed pecky cypress; some half-timbering; outriggers in stained cypress; stenciled rail pattern for terrace on south side.

Commission Comments: The character has been changed since the previously proposed version and is less attractive, less sophisticated; lighter finishes are successful; the scale is off at the entrance to the store; agree that you should go back to the prior version; center portion of the north elevation is not well detailed...restudy the fenestration...no fake windows; pg. 23, south elevation, issue with columns and colonnade that get progressively thicker; pg. 24, north elevation, agree with comments regarding fenestration; west elevation, separate the windows at stair hall (2nd fl.); this building is like six buildings in one...don't see how you make transition from front elevation scale to side and rear scale; redundant bays; how does Romanesque arcade relate to other building across the way...study it; gratuitous details; incongruous; don't see how you get from one

scheme to the next...not successful when you get around to the other two sides; how does it become a unified building?

Building #3 (Testa's Restaurant building): Roof-Terra Cotta colored handmade clay barrel tile with double starter pans and caps; Stucco-Medium Texture Sponge Finish; Wall Color-light yellow; Fenestration-mahogany (brick red per plans) aluminum cladding; stone-smooth acid washed cast stone; small herringbone tile inlay at cornice; awnings-terra cotta color per plans; railings-black wrought aluminum per plans; columns and trim-warm grey acid washed cast stone to look like limestone.

Commission Comments: Same comment regarding removing half round awnings; signage will have to come back; this building is successful, but the yellow is too strong and doesn't work well with other building colors; look into removing awnings at tower feature...remove them totally; the chimney is quite tall; this is the least successful thus far...a lot of things are not right; the lancets are incorrect; overuse of same proportions of lancets at different scales; fine tuning needed; front facade is OK other than lancets; east side is problematic in middle section....re-work it; no framed awnings should be included; issue with front balcony projecting too much as seen from side view; at cornice, modillions appear to be stuck on; chimney looks strange; consider a round Venetian style chimney; concern regarding planters with flared sides; base should have more rustication; perhaps eliminate the planters by planting taller landscape; the planters are a major "fall down" in detail...study them and change them; there are wonderful terra cotta planters made in Italy that would fit in.

Building #4 (Building with access to underground garage and gates for service bay): Changed tower element to parapet; Roof-machine made clay barrel tile caps with Roman pans in terra cotta color; Stucco-medium texture sponge finish; wall color-salmon; shutters-steel blue; awnings-blue tone to match shutters; fenestration-mahogany (brick red per plans) aluminum clad wood; railings-black wrought aluminum per plans; rafter tails and eaves-stained light pecky cypress; columns and trim-warm grey acid washed cast stone to look like limestone

Commission Comments: Concern that with all of the delivery trucks and parking at the west end of Building 4, Sunset Avenue is being created as a service drive...have a real concern about how the area is impacted; simplify the parapet; the parapet is too complex for this building; perhaps simplify the two entrance gates; you need to get a colorist...the salmon with smoky blue is not successful; you have three balconies that match and one very ornate and heavy...they should match...overdone as it is; in via, you got carried away with pelican light fixtures; the awnings over the drives to parking garage are not necessary...suggest pergola and brackets instead; surround with the columns look stuck on; restudy posts and brackets; east elevation, create more separation so reads as distinct garden wall; generally concerned with eaves throughout the project; consider eliminating the bollards at garage accesses; consider doing a taller door at service bay.

Building #5 (Middle building on Sunset Ave.): Roof-Dark red handmade clay barrel tile with single starter pans & caps; columns and trim-Dominican Coral; stucco-smooth texture sponge finish; pecky cypress at arcade; fenestration-pewter aluminum clad wood; shutters-charcoal (dark blue painted cypress per plans); wall color-white, light sage green (for flanking wings) and off white; awnings-dark blue per plans.

Commission Comments: The five arches do not work now in the center section...looks squeezed; color samples look very washed out, but attractive as drawn...renderings and color samples do not match; north elevation-five arches don't work...perhaps pair two together and create center one...looks too busy as shown; problem with street facade...if you're trying to create different buildings, do different detailing...looks too planned...make it more organic; too symmetrical; windows too repetitive; re-study flanking porches; don't need roof tile stuck on top of garden wall...reconsider proportions...tile may be too heavy; concern with closed shutters.

Building #6 (easternmost building on Sunset Avenue): Roof-Terra cotta colored handmade clay barrel tile with double starter pans & caps; shutters-stained cypress planks; largest change occurs at arcade; stucco-smooth texture sponge finish; wall color-yellow; awnings-green; fenestration-sage green aluminum clad wood per plans; stone-cast stone with light soda finish; wood-smooth cypress, stained and sealed; decorative wall tiles for balcony rail wall at interior courtyard.

Commission Comments: Question use of single shutter and double shutters; column decorations are not necessary; address shutters similarly; asymmetry everywhere; west elevation, window trim appears to have mitered corners...does not look authentic; the color samples do not match the colored rendering; strongly urge the team to bring a color specialist onboard to help coordinate the colors and choose ones with more personality.

MOTION BY MRS. VANNECK TO DEFER THE PROJECT FOR THE DETAILS TO COME BACK.

MOTION SECONDED BY MR. GARRISON, BUT SUGGESTING DEFERRAL TO JULY, WITH A COLOR SPECIALIST AND THE DETAILS DISCUSSED TODAY.

MOTION AMENDED BY MRS. VANNECK TO COME BACK WITH THE DETAILS, AS DISCUSSED TODAY, IN JULY, AND TO APPROVE THE SITE PLAN AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 11:06 a.m. to 11:20 a.m.

Chuck Yannette continued with a brief description of the landscape changes, which include: Royal Poinciana Way-added landscape strip with low ground cover and small shrubs; accent plants in pots; added palm at east corner to soften it; Sunset Avenue-added landscape strip with low ground cover and small shrubs; added more shade trees; west buffer-added several trees to create more of a garden space, along with some understory planting; added a Coconut; east buffer- added several trees to create garden space; interior areas: added two large planting areas in center, scattered garden spaces and planting areas; added taller plantings in the center, with King Alexander Palms and triple Adonidia Palms; vias include planters, annuals, vines, etc.

Commission Comments: The last time you were here, we asked for the planters to be rendered, but that was not submitted; the planters all look generic; it is good that you added landscaping; question the landscape lighting; the landscape plan has to make it clear to the public how far back the public can go on the east and west sides; Sheets 10A and 10B do not reflect the 5-8 ft. plant strip and must be corrected; the architectural renderings should reflect the proposed landscaping; the size and scale of the planters is an issue; re-study the pavement all the way up to

the building; re-study the landscape pursuant to architectural changes; consider other plant material at more utilitarian areas; recommend beautiful clay pots; need landscape lighting expert.

MOTION BY MR. KARAKUL TO DEFER THE LANDSCAPE TO JULY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

B - 022 - 2015 New Residence

Address: 488 Island Drive

Applicant: Gertrud Turkclitz 482 Island Dr AG by Achim Turkclitz Attorney-in-Fact

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: New two story residence, pool, hardscape and landscape. Roof-white cement tile; Building and Trim Color-White; Shutter Color-Blue

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting. At the April meeting, a motion carried to defer the architecture to the next meeting and come back with Elevation B (the alternate design) as a part of the house, and re-study the west elevation, and add porches per Mr. Karakul's suggestion, and re-study the garage dormers. A second motion carried to defer the landscape to May.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Dustin Mizell

Mr. Janssen presented the revised project which directly responds to ARCOM's comments at the last meeting. Changes include: Entry changed from hip to gable; simplified fenestration on west elevation; east elevation-added shed roof element; and re-studied and modified the dormers.

Commission Comments: A missed opportunity for a very prominent site; it is a prominent site, but you did what we requested and the house is improved.

MOTION BY MR. KARAKUL TO APPROVE THE ARCHITECTURE AND THE CHANGES AS PRESENTED.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

Dustin Mizell presented the revised landscape/hardscape with changes to include: More formal approach in the rear; increased east and west buffers; south elevation-increased Bougainvillea at garage; north elevation-more formalized; east elevation-added foundation plantings, increased size and number of trees; west elevation-increased vegetation all the way to the seawall, more formal, and added Coconuts to buffer from the neighbor.

Commission Comments: Nothing has been done to mitigate the view of the garage doors... create a courtyard, or design it so they cannot be seen; the southwest corner of the property is key; the formal planting to the west of the garage is not successful...there is an excellent opportunity for beautiful trees instead of a formal area for more palms.

**MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPE TO JUNE.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.**

B - 026 - 2015 New Residence

Address: 253 Jamaica Lane

Applicant: 253 Jamaica Lane, LLC

Architect: SKA Architect + Planner/Patrick W Segraves

Project Description: New two-story home to be approximately 4,500 square feet. Home will consist of four bedrooms, five bathrooms, 1 half bathroom, living room, dining room, family room, kitchen, library, loggia(s) and two-car garage. Final landscape and hardscape will also be included. Demolition of existing one-story home.

At the March meeting, a motion carried for approval of the demolition with the typical caveats. A second motion carried for the approval of the architecture with the following caveats: That the height be reduced by 2 feet, and that the driveway be reduced to a maximum of 13 feet (12 ft. preferred), and that the landscaping be deferred to next month. At the April meeting, a motion carried to defer the landscape to the May meeting considering the comments made.

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Stephanie Portus, Krent Wieland Design
OTHERS WHO TESTIFIED: Jorge Sanchez

Ms. Portus presented revised plans in response to comments made at the last meeting. Changes include: Added several Coconuts to break up the roof line in the front and rear, curving Coconuts with undulating heights; at the entry, create multi-level palms and a Coconut grove with trees at varying heights with 16-20 ft. wood; larger palms along the rear and also on the sides; Magnolias at 16 ft. overall; McArthur Palms flanking the front door.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SAMMONS.**

Jorge Sanchez, representing the neighbors to the east, Mr. and Mrs. Martinez, expressed the concern of any exposure to the two story section of the house, as there are only two transplanted Coconuts there. Ms. Portus explained that the plans indicate more than those Coconuts for the east elevation.

**MOTION AMENDED BY MRS. VANNECK FOR APPROVAL AS PRESENTED, BUT
TO CONTINUE THE TRAVELERS PALMS TO THE SOUTH FOR THE ENTIRE
FACADE ON THE EAST ELEVATION.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

B - 027 - 2015 New Residence

Address: 156 Seagate Road

Applicant: Mr. and Mrs. Mark Saur

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Construction of a new two-story residence with new landscape, hardscape and pool. Roof-White Flat Concrete Tile; Building and Trim Color-White

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting. At the April meeting, a motion carried to defer for re-study based on the comments that the proportions between the one story and the two story need to be re-studied and re-presented based on the comments of the Commission.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Adam Mills, Morgan Wheelock

Mr. Janssen presented revised plans in response to comments made at the last meeting. Changes include: Pushed garage wing back 4.5 ft.; separated entrance; re-studied the beam heights; changed hip to gable at garage wing; split the garage into two individual doors; east side-simplified and reorganized fenestration and reduced some glass at second floor; and, continued shed roof over mud room door.

Mr. Mills continued with the landscape/hardscape changes, to include: 10 ft. tall Podocarpus hedge in front, serving to screen the garage doors; added two medium Japanese Fern trees on east and west; Coconuts sprinkle the front yard to help break the roof line; 14 ft. Podocarpus hedge on east side with Adonidia Palms that have 14 ft. clear trunk; Adonidia Palms inside hedge in rear; native Florida plantings in pool area; west side-Adonidia Palms and Podocarpus hedge; and, hardscape-Olympic stone with tabby.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS: (11:51:52 a.m.)

B - 032 - 2015 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 320 Dunbar Road

Applicant: Peter May

Architect: Mark Ferguson, Ferguson & Shamamian Architects

Project Description: New construction of a two story Mediterranean style house totaling 4,897 square feet, including pool, spa, and associated hardscape and landscaping Building Color-Peach; Trim Color-Limestone; Roof-Terra Cotta Barrel Tile

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Andres Blanco, Ferguson & Shamamian Architects

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska explained the variance requested for point of measurement.

Andres Blanco presented the project in accordance with the submitted plans and as described above for this new Mediterranean residence designed for indoor/outdoor living. Design elements include: Mostly one-story, but second story on east side; peach colored stucco exterior; clay barrel tile roof; limestone trim; cypress wood trim with liming; painted wood windows and doors; and, bi-fold garage doors (wood with glass).

Commission Comments: Looks unbalanced...no rhythm or continuity; second floor looks like afterthought; problem with west elevation; like the scale; perhaps do a shed roof over doors above garage; perhaps bring the garage area roof down a bit; garage doors are very prominent; west elevation-roof lines out of balance; two story element looks imbalanced; nicest project...it is a balanced scheme...like the asymmetrical facade...plan is clean and rational...nice old fashioned garage doors; it's well thought out and rational...a real piece of architecture; I commend it; this firm will follow through on the details; the scale is right for the lot...a unique assemblage.

Mr. Nievera continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Saving existing landscaping for re-use; simple plan; plant two Ficus as archway to soften second story; front door framed by two mature Robellini Palms; foundation planting soft and tropical; hedge along Dunbar lowered for views of architecture; Date Palm at northwest corner; hedge along trail to allow views of house; south side-huge tropical planting of shade plants; screen generator with Podocarpus hedge; small pockets of planters in courtyard for Bougainvillea; Bougainvillea on two wings on lake side; and, existing site wall and Ficus hedge remain on west side.

Commission Comments: The landscape is enough...restrained...the landscape mitigates the second story.

MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, BUT STUDY THE ONE SECTION AS TO WHETHER THAT COULD BE MADE A LITTLE MORE ROMANTIC.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 041 - 2015 New Residence

Address: 257 Sandpiper Drive

Applicant: G.W. Purucker Homes J.V

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of new one-story residence including new hardscape, landscape and pool. Building Color-Off White; Trim Color-White; Roof-White Cement Tile

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Tony Grimaldi, Tony Grimaldi Landscape Architecture

Mr. Janssen presented the project in accordance with the submitted plans and as described above. Mr. Janssen reminded that he had previously presented a two-story residence which was denied by ARCOM. Since then, the program has been revised to a one-story residence with a center axis front door with a symmetrical facade. Other design elements include: Motor court; garage (accessed from alley) and pool in rear; quoins at center section of front facade; arched transoms at two wings with arched shutters; arched transom at entry door; light grey flat cement tile roof; stucco body; Colonial shutters; double hung sash; and, massing in keeping with street.

Commission Comments: Roof over kitchen area is complicated; chimney on one side and fake on the other; run-on archivolt; in general, two different heights for two different scale elements; proportions of narrow windows are odd; rear elevation is weak and stilted; piers seem flimsy for what they are supposed to hold up; you have addressed the issues to create a one-story house; it has some nice elements about it and can work; perhaps study some Volk examples of this scale of architecture; it's close, but needs refinement; it respects the neighborhood; will be a fabulous addition to the neighborhood when refined; perfectly in scale; and, refine scale of windows.

Tony Grimaldi continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Retain existing 10 ft. Ficus hedge on the east and west perimeter; remove hedge in front to facilitate construction; create circular drive with two openings; tabby hardscape; Podocarpus hedge in front to break up motor court area; Japanese Blueberry, Begonias, and Boxwood in front; two palms frame the front door; Foxtails on each corner; west – Adonidia Palms to soften roofline, and Podocarpus at foundation; rear – pool, open lawn, Coconut Palms, privacy wall in rear, palms break up roof line; Bougainvillea on back of wall to soften that; and, east – Adonidia Palms to soften architecture.

Commission Comments: You've missed the boat...this does not have enough flavor, design, etc...totally missed opportunity to create something special...needs total re-design, and make it appealing from the street; reduce 14 ft. openings to 10 ft.; this is an opportunity to create an attractive street presence for the neighbors; the rigidity and the symmetry of planting is a mistake; some informality would be more successful, as well as more color and/or flowering trees; totally screen the pool area; this is a nice sized lot, so there is an opportunity for trees and some informality.

MOTION BY MR. KARAKUL TO DEFER THE ARCHITECTURE AND THE LANDSCAPING (TO JUNE) FOR FURTHER STUDY.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 042 -2015 Time extension

Address: 198 Via Linda

Applicant: Mr. and Mrs. Jyrki Salminen

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Time extension request for construction of new two-story residence, landscape, hardscape and pool

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen stated that he believed the lot was currently being sodded and irrigated. He hoped that construction would start at some point this summer. Mr. Lindgren noted that this address is the subject of Code Enforcement action relative to failure to sod and irrigate the lot by the appropriate time.

MOTION BY MR. GARRISON TO APPROVE A ONE YEAR EXTENSION.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.

As the meeting was just about to recess for lunch, Jeffery W. Smith, architect, requested that his time extension be heard prior to the recess.

MOTION BY MRS. VANNECK TO HEAR B-044-2015 OUT OF ORDER.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 044 - 2015 Time Extension

Address: 30 Blossom Way

Applicant: Black Calabash Family Holdings LLC

Architect: Smith Architectural Group, Inc.

Project Description: A time extension for a period of one year of the approval of complete demolition of the existing residence, structure, pool, driveway, hardscape and landscape material removal as reflected on the survey.

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

ARCHITECT PRESENT: Jeffery W. Smith, Smith Architectural Group, Inc.

Mr. Smith stated that this was the first request for extension of this approval.

MOTION BY MRS. VANNECK FOR APPROVAL OF A ONE YEAR EXTENSION.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

*Let the record show that the meeting was recessed at 12:58 p.m. and reconvened at 1:45 p.m.
Let the record show that Ms. Grace did not return to the meeting until 2:22 p.m.*

B - 043 - 2015 Storefront Modifications

Address: 209-B Worth Avenue

Applicant: Premier North America Inc. (Tenant: TRESOR-RARE)

Architect: Victor Elias Eisenstein

Project Description: The removal and replacement of the existing exterior aluminum/glass access door and display windows including a new exterior store signage, as well as the replacement of the existing interior floor finish, demolition of cabinetry and the update of the existing restroom to comply with ADA code.

Call for disclosure of ex parte communication: Disclosures by Mr. Garrison and Mr. Small

ARCHITECTURAL PRESENTATION BY: Victor Elias Eisenstein

Mr. Eisenstein presented the project in accordance with the submitted plans and as described above for this storefront renovation. He explained that though the brand of TRESOR-RARE typically includes polished brass (aluminum) trim, an alternative for satin brushed gold aluminum was likewise offered as an option. The design also includes black granite bands at the base of the store. The existing flooring at the entrance door will remain, and no lighting changes are proposed at this time.

Commission Comments: Problem with shininess of polished brass (aluminum)

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED WITH THE BRUSHED SATIN FINISH.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 045 - 2015 Gates

Address: 1564 S. Ocean Boulevard

Applicant: A. Richard and Carolyn Sloane

Architect: SMI Landscape Architecture

Project Description: Proposing two (2) vehicular gates that enter the property from Lagomar Road

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI Landscape Architecture

Jorge Sanchez presented the gate request for new gates between existing piers, pursuant to the submitted plans. The gates will be aluminum painted to look like wrought iron. One of the gates will split to open and the other slides in one direction.

Commission Comments: That's a lot of gates; the gates should have been presented when the piers were previously approved; about 39 feet of gates on a nice road like Lagomar seems highly unattractive; not attractive and the location is not ideal; why can't we make them move the piers and then do smaller gates?; in this case and on that street, there is no negative affect on the surrounding areas, and the design is acceptable; this design is very restrained and elegant, but there are a lot of gates.

Mr. Lindgren stated that a special exception was granted this month by the Town Council for these gates.

Mr. Sanchez offered a compromise to move the piers back and narrow the gates to 16 ft.

MOTION BY MR. GARRISON TO APPROVE THE REVISED PRESENTATION WITH THE GATES AT 16 FT. WIDE.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 046 - 2015 Demolition

Address: 243 Ocean Terrace

Applicant: 243 Ocean Terrace LLC

Architect: Kirchhoff & Associates Architects

Project Description: Demolition of existing one-story residence, pool, landscape and hardscape

Call for disclosure of ex parte communication: Disclosures by Mr. Garrison and Mr. Small

ARCHITECTURAL PRESENTATION BY: Betsy Rossin, Kirchhoff & Associates Architects

Ms. Rossin presented the demolition report for this 1953 Ranch style house. Perimeter landscaping will be retained.

**MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED, WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

B - 047 - 2015 Demolition and New Residence

Address: 204 Jamaica Lane

Applicant: Lc Palm Beach Holdings LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Demolition of an existing residence constructed in 1955; and, construction of new two story 5,070 sq. ft. residence with swimming pool and associated landscaping. Building Color-White; Trim Color-Dark Green; Shutter Color-Dark Green; Roof-White Concrete Roof Tiles

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier provided the demolition report for this 1955 residence designed by William Ames Bennett.

**MOTION BY MR. GRUSS FOR APPROVAL OF THE DEMOLITION WITH THE
TYPICAL CAVEATS TO SOD AND IRRIGATE WITHIN 30 DAYS.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

Mr. Schreier continued with the presentation of the new residence pursuant to the submitted plans and as described above, with design elements to include: New two story residence in the Island or Bermuda style; covered loggia in the back; truncated edge to stucco; recesses at windows; two gabled ends connected by a wooden balcony; two buttressed porches on front elevation; front loading garage; and, shutters at second floor level. A perspective (not submitted digitally) was placed on the Elmo projector.

Commission Comments: A streetscape is required and should be in the mini-sets; the mini-sets only showed neighboring two story houses and ignored the two one-story houses directly adjacent to this house...very upsetting; the packages are to be complete when submitted; this is the ugliest house I've seen yet...no architectural merit...no appeal...would make a motion to

deny; the package is insufficient; you could cut a couple feet off this; this is a corner property...this house may work somewhere else, but not here on the corner; it is an important location...we didn't get the right information about the heights....this is a different elevation (shown today) than in the package...too many people submit the complete package; presentation package is seriously lacking; looking at your inspirational historic Bermuda architecture, I am at a loss to understand how you got from this to what you are presenting; this house could be lovely in a corner location, but it's all a question of scale and quirkiness; there are olive green shutters on one window, but the rest of the house has none; there are many things in your proposed residence that need to be reviewed; would defer for further study.

MOTION TO DENY THE PROJECT FOR INCOMPLETE APPLICATION AND A DESIGN THAT IS POOR AND DOES NOT FIT THE AREA.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Ms. Grace returned to the meeting at this time.

B - 048 - 2015 Landscape/Hardscape

Address: 550 Island Drive

Applicant: Richard and Cornelia Thornburgh

Architect: Efflorescence, Inc.

Project Description: Landscape/Hardscape plans

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Steve Kvarnberg, KVLA Design LLC for Efflorescence

Mr. Kvarnberg presented the project in accordance with the submitted plans. Design elements include: Entire property surrounded by tall hedges; driveway-tabby; front-tone on tone beige Olympic stone labyrinth; front porch stoop, pool deck and back patio and lawn steps to be white limestone; new pool to be clean and contemporary infinity edge pool; lawn steps down from pool to lawn; remove some of existing silver metal fence and replace middle portion with dark bronze fence; existing Ficus trees, and large Seagrape (to be sculpted) remain; re-use existing Montgomery Palms; sculpture to be placed in labyrinth garden; south side-palm overstory and some fruit trees and other plants with tropical texture; create service area for generator and a/c equipment; retain Ficus trees in southeast and north corners; and, move pool equipment.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 050 - 2015 Addition and Renovation

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 137 E. Inlet Drive

Applicant: Mr. and Mrs. Roy Furman

Architect: Daniel Kahan, Smith and Moore Architects Inc.

Project Description: Renovation of the existing two-story residence to include: the creation of a one-car garage within the existing building envelope; complete door and window replacement; and a loggia addition on the ocean facade. Replace existing pool, landscape and hardscape.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects, Inc.
LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design
ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska discussed the requested variances for CCR and two setback variances.

Mr. Kahan continued with the presentation pursuant to the submitted plans and as described above. All changes proposed will be done within the existing footprint and under the existing roof. Since the house currently has no garage, the project will provide a one-car garage to the property. The chimney will be removed and the overall height of the building will be reduced. The renovation will change the style of the home to a modern or Moderne beach house, taking greater advantage of views. Other design changes include: Reconfigured lower court with two curb cuts shifted to north; east side-pool brought closer to house and shifted to south a bit; new loggia to create covered outdoor space; lawn with terraced steps; limestone banding in warm beige, teak cladding for front door, garage door and door/window frames; white glazed roof tile; fixed and sliding glass panels with teak frames; skin existing elevator shaft with limestone and insert translucent glazed windows with teak frames so the elevator creates a lantern effect for the courtyard; and, replace existing spiral stair with a more modern one.

Mr. Jackman continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Simple landscape plan to accentuate architectural style; retain north and south property line existing Seagrapes; relocate large Seagrape to screen the garage; hedge material along street; Green Island Ficus, Ficus Nidita, and flowering shrubs in front; driveway in light beige tabby; utilities on north and south side with site walls as required; new pool with spa to south; and, large expanse of east lawn.

MOTION BY MR. GARRISON THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Commission Comments: Great job taking an existing house and upscaling it and taking great advantage of views; nice way to take into existing century; well executed...quality materials; love the east elevation; at northwest corner, nothing there to soften house; shade tree on east side makes no sense; support for shade tree on east side; concern about screening the garage more than shown in R1.

MOTION BY MR. GARRISON TO APPROVE THE ARCHITECTURE AND LANDSCAPE.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 051 - 2015 Gates

Address: 101 Via Marina

Applicant: 540 South Ocean Boulevard LLP

Architect: Mario Nievera

Project Description: Proposed entry gates, service entry gate and utility gates

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Mr. Jackman presented the project in accordance with the submitted plans for two entry gates and a service gate. The entry gates are sliding gates and are made of solid aluminum made to resemble bronze. Piers are proposed with a niche. Gates will be 14 ft. wide. Mr. Jackman, based on ex parte comments, presented a design alternative without the niches in the piers. The 14 ft. service gate, on the other hand, will be made of wood with a metal top and metal pickets.

Commission Comments: Question the need for 3 gates and 3 entrances; metalwork is nice...piers are ultra-simple, so there is a disconnect to the metalwork; suggest making the sima at the top become an end post; base looks heavy; correct the details; and, recommend no niches.

MOTION BY MR. SAMMONS TO APPROVE AS PRESENTED, WITH THE ALTERATION OF THE CAP TO AN ENDPOST AND SLIGHTLY WIDER PIERS AND NO NICHES.

MOTION SECONDED BY MRS. VANNECK AND MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 052 -2015 Addition and Renovation

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 155 Root Trail

Applicant: John D. Brady

Architect: Mark Maresca, Maresca & Associates, Architects, Inc. and Michael J. Johnson, Architect, P.A., Associate Architect

Project Description: Combining two simple Root Trail cottages with a small, understated hyphen. Replacing/adding windows, with an emphasis on maintaining character of existing facades, and continuing the rhythm of the street.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Marc Maresca, Maresca & Associates

LANDSCAPE PRESENTATION BY: Todd McLean

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska discussed the variances requested for lot coverage, landscaped open space, front setback, and rear and side yard setbacks.

Mr. Maresca presented the project in accordance with the submitted plans in order to join 155 and 153 Root Trail. Design elements include: The hyphen becomes the main front door; screened in porch becomes glassed in porch; add shutters; add fanciful details as presented, and, assorted fenestration changes/additions.

Todd McLean continued with the landscape/hardscape plan with design elements to include: Add picket fence to front; add brick path to front door; coquina paths; Confederate Jasmine along the wall with some underplantings; add back patio for outdoor space; and, add Podocarpus on the east side. Mr. McLean showed updated renderings on the Elmo projector.

MOTION BY MR. KARAKUL THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE AS PROPOSED, AND TO ACCEPT THE LANDSCAPE AS PROPOSED IN THE SECOND ITERATION.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 053 - 2015 Demolition and New Construction

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 444 Chilean Avenue

Applicant: Walde Trust, LLC

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing two-story home. Construction of new two-story Mediterranean Revival style home to be approximately 3,600 sq. ft. including a two-car garage with guest suite above. Final landscaping will also be included. Building Color-Off White; Trim-Cast stone; Roof-Terra Cotta Barrel Tile

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

LANDSCAPE PRESENTATION BY: Don Skowron

ATTORNEY PRESENT: Guy Rabideau for the applicant

OTHERS WHO TESTIFIED: Gordon McCoun, Diana Mack, Anne Webb, Blanche Napoleon,

Attorney Guy Rabideau discussed several variances requested for the project for this undersized lot: 2 side yard setback variances, rear yard setback, landscaped open space.

Mr. Segraves provided the demolition report for a two-story Belford Shoumate design built in 1940. It was originally a 3 unit building, which was modified to a single family dwelling in the late 80's. It is in fair condition. Mr. Segraves was asked whether renovation was considered. Mrs. Vanneck noted that the mini-sets are to include photographs of the existing property.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION, WITH THE CAVEAT THAT THE PROPERTY IS SODDED AND IRRIGATED WITHIN 30 DAYS.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 5-2, WITH MR. VILA AND MR. SAMMONS OPPOSED.

Mr. Segraves continued with the new house presentation, pursuant to the submitted plans, with design elements to include: Mediterranean Revival style; front courtyard; two car garage in rear with guest room above; pool between main house and garage/guesthouse; cast stone arches on

windows and front door; trellised area to rear of main house; small balcony with French doors on front facade of both buildings; side entry garage from rear; clay barrel tile roof; wood rafter tails; and, simple charming house to rival the building to be demolished.

Commission Comments: This is very reminiscent of a design we just saw...it's not original...it needs some differentiation; attractive, but notice the similarity; massing and plan OK, given the size of the lot; trellis has some redundancy; we don't have enough details here; there may be a more creative way of doing the front facade...it needs a little more work; why is the garage/guest house so tall?...treat it more as an accessory structure; asymmetric front is charming, but not in favor of yellow trim; we need eave and window surround details; wouldn't it be nice to have a pink house there?; why two doors to get out to the balcony?; needs more thought.

Mr. Skowron continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Trying to achieve the most possible on a 50 ft. wide lot; west elevation – proposed wall, plus 10 ft. and 8 ft. hedge and palms; project has screening issues, but in actuality, this design uses landscaping from another property to screen this property.

Gordon McCoun, 434 Chilean (Eliot House): Stated he has a west facing view; urged ARCOM against support of the variances because it creates a severe hardship for him; not against the project, but against the variances; stated that the existing house at 444 Chilean is basically one story (which faces his building) and not intrusive at all; discussed two large trees and the purpose they serve. Mr. McCoun showed several hand edited photos to show the effect of the height of the proposed building on his property at the Eliot House. Mr. McCoun stated that the value of his property will be negatively impacted, along with his views.

Mr. Skowron confirmed that the two large trees, referenced by Mr. McCoun, will remain intact and in place. Mr. Segraves noted that the proposed house is set back 27 feet from the front, which is 2 ft. in addition to the required 25 ft.

Diana Mack, resident of the Eliot House: Stated that many families at the Eliot House are directly affected by this project, as to loss of light and water views and a negative financial impact to property values. She supported the idea of flipping the design plan.

Chairman Vila advised that the right to a view is not the strongest argument. No person can claim a view over someone else's property.

Anne Webb, 389 S. Lake Drive: Concerned with height of proposal; concerned with location of a/c compressors; great impact to people who live in her condo.

**MOTION BY MR. KARAKUL TO DEFER FOR RE-STUDY.
(THERE WAS NO SECOND AT THIS TIME.)**

Mr. Lindgren commented that this property should provide its own landscape screening, and not rely on the landscaping located on neighboring properties.

The concept of flipping the design was discussed to provide greater setbacks to the neighbors.

Blanche Napoleon, resident of Eliot House: We may not have rights to a view, but when you sell a property, a view impacts a value; supports the concept of flipping the house.

Commission Comments: You can squeeze landscaping into the design...Travelers Palms, Fishtail Palms...re-study; you could make that a 10 ft. setback on the south property line and ask for a variance of 5 ft.; consider flipping the design.

**MOTION BY MR. KARAKUL TO DEFER (TO JUNE) FOR RE-STUDY OF THE ARCHITECTURE AND THE LANDSCAPING, AND THE NEED FOR VARIANCES.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

B - 055 - 2015 Addition/Landscape & Hardscape

Address: 135 Seagate Road

Applicant: Nicholas and Caroline Rafferty

Architect: Peter Papadopoulos, Smith and Moore Architects, Inc.

Project Description: Addition with style change to existing two-story home. Final landscape and hardscape.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects
LANDSCAPE PRESENTATION BY: Kaitlyn Mitchell, Nievera Williams Design

Mr. Papadopoulos presented the project pursuant to the submitted plans and as described above. Design elements include: Moved entry; small loggia and new rectangular pool to rear; generator/equipment area to east; add 104 sq. ft. to first floor and 700 sq. ft. to second floor; no variances required; change to Anglo Caribbean style; re-center garage doors on existing gable; add posts and scallops to front site walls; painted front door with central louvered panel and sidelites; cantilevered balcony supported by brackets; covered second floor porch with painted louver type railings; introduced standing seam roof; windows-clad, impact, double hung; Colonial and Bermuda style operable shutters; smooth stucco finish painted white, with Patriot Blue door on the railings, posts and shutters.

Ms. Mitchell continued with the landscape/hardscape plans pursuant to the submitted plans, with design elements to include: Maintain large canopy trees and property line hedges; removal of all existing hardscape including pool and fountains, except for existing site walls which will be retained; along Seagate Road – maintain large Seagrape tree and add several double Coconut Palms, pleached trees and Podocarpus hedge; east – existing Podocarpus hedge and add Coconut and Foxtail Palms; north – existing Podocarpus hedge and add Foxtails and Thrinax Palms; west-add Foxtails; two curb cuts off Seagate; paver drive to paver motor court; stone walkway to decorative entrance gate into courtyard and fountain; 10 ft. x 27 ft. pool with stone pool deck; decorative terraces in rear yard; cast stone or Dominican Coral for all flat work; and, other landscape material as presented.

Commission Comments: Driveway openings shown at 16 ft....should be reduced to 14 ft; moving in right direction; middle section and wings may be too much of a jump between ceiling heights...looking a little stilted...very vertical right now; middle section and wings don't have a lot in common; nice project that fits into the area; reduce it (6" at floor structure)...question the heaviness of the blue balconies and columns...adds to the distraction; took a difficult situation and have enhanced the beauty; a remarkable remodel.

**MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 056 - 2015 Demolition and New Residence

Address: 250 Palmo Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence. New two-story residence, pool, landscape and hardscape

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.

LANDSCAPE PRESENTATION BY: Kaitlyn Mitchell, Nievera Williams Design

OTHERS WHO TESTIFIED: Jane Woodman

Mr. Perry provided the demolition report for this 1939 one-story CBS residence which is in poor condition. All perimeter landscaping will remain.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

Mr. Perry stated that he was present at the November ARCOM meeting to request approval of a similar house at 1230 N. Ocean Way for the same property owner. The original house at 1230 N. Ocean Way has been demolished and the lot sodded and irrigated. The same owner has now purchased 250 Palmo Way and is requesting approval of a home similar to the one approved for 1230 N. Ocean Way. Design elements include: Driveway running down the east side; detached garage with guest house connected to main house by pergola; two story main house with simplified entry; pool in rear; three-car front facing garage which is placed far back on lot, wood cedar shingle roof; stained mahogany wood windows and doors with simple stucco surrounds.

Kaitlyn Mitchell continued with the landscape/hardscape with design elements to include: Remove existing paving and vegetation, except for a few existing large canopy trees; create lush and tropical landscape as presented; two curb cuts at 12 ft.; stone paver motor court with turf joints; 14 ft. x 54 ft. pool with sporadic trees around it; open lawn area; equipment enclosure; pavers for service drive; and, vehicular and pedestrian gates as presented.

Commission Comments: Question the detail around windows; no slope on window sill; house lacks detail for its size; it will look like stucco house with punched windows...re-study; scale figures would help; it's a large house with very little happening; we need to know exactly what the colors will be; could you have considered limestone?; it is a larger house than the one previously approved on the other street; and, the landscape is great.

**MOTION BY MRS. VANNECK TO DEFER (TO JUNE) AND COME IN WITH THE
INSPIRATION, AND THE ACCURATE COLORS AND DETAILS.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

Jane Woodman, 233 Mockingbird Trail: The second story on the garage is too much...it is near the neighbors, is too high and will block the sky.

B - 057 - 2015 Time Extension

Address: 211 Orange Grove Road

Applicant: Mr. and Mrs. Timothy (Chris) Mara

Architect: MP Design & Architecture

Project Description: Extension of one year to ARCOM approved loggia addition with partial second floor addition to existing two-story residence. All finishes to match existing.

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

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

Mr. Perry explained that the presentation documents include the changes recommended by Mr. Sammons at the time of the original approval. The owners now request a one year extension.

MOTION BY MR. GARRISON APPROVING A ONE YEAR EXTENSION.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 060 - 2015 Time Extension

Address: 234 Kenlyn Road

Applicant: Mr. & Mrs. Jebb McCracken

Architect: MP Design & Architecture

Project Description: One year extension to previously approved garage door relocation to north elevation with new driveway and landscape

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Perry explained that the house renovation is completed, and the owners request a one year extension on the above described work.

MOTION BY MR. KARAKUL APPROVING A ONE YEAR EXTENSION.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS: (04:37:47 p.m.)

A - 018 - 2015 Gates and Columns

Address: 219 Chilean Avenue

Applicant: C. Dean Metropoulos

Contractor: Glenn Simmons

Project Description: Raise existing columns 16"; fabricate and install new drive gates, replacing previous drive gates

At the April meeting, the project was not heard, and a motion carried to defer the project to the May meeting at the request of the applicant.

Call for disclosure of ex parte communication: Disclosure by Mr. Vila

PRESENTATION BY: Glenn Simmons, Contractor

Mr. Simmons presented the new gates pursuant to the plans on file, together with the raised columns.

Commission Comments: These gates are too ornate...should be subtle and subdued...strongly object to the design and scale; why is most of the gate weight in the middle?...counterintuitive, and doesn't exist on real gates; issues with design of gate and also the location and size of the piers; you did not provide a photo of the existing condition.

**MOTION BY MRS. VANNECK TO DEFER TO JUNE.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

D. MINOR PROJECTS-NEW BUSINESS: (04:50:44 p.m.)

A - 025 - 2015 Alterations/Landscape/Hardscape

Address: 742 Slope Trail

Applicant: Mr. and Mrs. Marcelo Dorea

Architect: MP Design & Architecture

Project Description: Alterations to facade of existing one-story house to include new windows, front door, railing and other associated changes as presented. New hardscape and landscape.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

LANDSCAPE PRESENTATION BY: Grace Whelton, Nievera Williams Design

Mr. Perry presented the project in accordance with the submitted plans and as described above, with design elements to include: Simplify the front of the house removing the pediment and changing the entablature over the columns; change windows; change railing to "X" detail railing with glass behind.

Commission Comments: Why not make the entry door a single leaf?; question the railing...does it meet code?; this is just a change, not an improvement; it changes the whole character of the house...do not understanding just "plopping" in large casement windows; need to see detail of windows.

Ms. Whelton continued with the landscape/hardscape with design elements to include: Narrow the driveway to 18 ft. width; project gains 1000 sq. ft. of landscaped area; simplified shape of pool; focal point at pool is fountain; 2 Ligustrum on each side of pool; Callophyllum columns in front against the building; emphasize entrance of driveway with Ficus trees; and other landscape material as presented.

Commission Comments: West side is fine, but east side is boring...improve it...too plain; it's clipped to death; would like to see come white colored vines, etc.; might be better without the mullions...clear glass would be better.

**MOTION BY MR. KARAKUL TO DEFER (TO JUNE) FOR RE-STUDY.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

A - 028 - 2015 Re-Roof

Address: 226 Via Las Brisas

Applicant: Lewis M. Schott

Architect: Jason P. Drobot

Project Description: A re-roof of the existing 1,026 sq. ft. cottage located at the northeast corner of the property. The owner wishes to use Spanish S clay tile in lieu of clay barrel tile in order to match the existing roof finish of the main residence. The main residence had Spanish S clay tile installed in 2006.

Call for disclosure of ex parte communication: Disclosures by Mr. Vila and Mr. Ives

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Brasseur & Drobot

Mr. Drobot presented the project in accordance with the submitted plans and as described above for this change of roof material for the cottage to match the S tile on the main house.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.

Commission Comments: ARCOM stopped approving S tile years ago; but the main house has S tile; perhaps re-do the main house.

**MOTION SECONDED BY MR. KARAKUL, BUT NOTING THAT WHEN THE MAIN HOUSE ROOF NEEDS TO BE REPLACED, THE USE OF S TILE WILL NOT BE ALLOWED TO CONTINUE.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

A - 029 - 2015 Fenestration

Address: 304 Atlantic Avenue

Applicant: James Ireland

Architect: H. John Griffin II, P.E.

Project Description: Remove existing window (second floor, above front door) and install a new door in its place

As no one was present on behalf of the project....

**MOTION BY MR. GARRISON TO DEFER TO JUNE.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

A - 030 - 2015 Landscape/Hardscape

Address: 130 Chilean Avenue

Applicant: 130 Chilean, LLC (Keith Johnson)

Architect: Mario Nievera

Project Description: Final landscape and hardscape improvements. Front lot hardscape changes include the addition of low site walls, pedestrian gate, columns and realigned driveway; rear lot enhancements to the existing pool and adjacent terraces.

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and Mr. Ives

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Mr. Jackman presented the project in accordance with the submitted plans, and as described above. Design elements include: New driveway layout with two 14 ft. openings; gravel driveway; coral walkways; low site walls with coral cap and stucco finish; new pedestrian gate; refinish pool and terraces; remove large existing Ficus hedge along Chilean to open up views to the house and plant Noronhia tree canopy; add assorted palms along the building; retain perimeter plantings.

Mr. Sammons recused himself relative to this project. Mr. Ives will vote on this project.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A - 031 - 2015 Doors

Address: 1574 S. Ocean Boulevard

Applicant: Martin Gruss

Architect: Michael Mark Marsh

Project Description: Provide glass with metal fretwork doors to air condition existing entry portico

Please note that this project represents a voting conflict for Mr. Gruss. Mr. Ives will vote on this project.

Call for disclosure of ex parte communication: Disclosures by several members

Mr. Marsh presented the project in accordance with the submitted plans and as described above for the new doors to be installed to create an air conditioned vestibule. The metal work will be done in cast aluminum.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 033 - 2015 Modifications

Address: 215 Onondaga Avenue

Applicant: Maria Drelich

Architect: Deborah Nichols

Project Description: "After staff revision of the proposed plans the small portion of the addition where hot water heater was put into was removed so to comply with the zoning code" (per ARCOM application)

Mr. Lindgren clarified that the project is actually for a small, one-story garage addition on a corner lot on Onondaga.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Deborah Nichols

Ms. Nichols presented the project in accordance with the submitted plans and as described above for this small garage addition to mirror the wing on the other side of the house. The project also includes changing the front door and garage door; remove and replace existing site wall next to the garage with a hedge and chain-link fence; and new gates.

Commission Comments: Like the bolder front door; how about doing the gates in the same wood?; you may have gone down the wrong road in trying to match the other wing...it should be lower and the garage door smaller...a 10 ft. door would be better; matching the other wing throws it out of scale.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED, WITH THE FOLLOWING CHANGES: DROPPING THE EAVE TO ALIGN WITH THE MIDDLE PART OF THE HOUSE AND USING A 10 FT. GARAGE DOOR INSTEAD OF A 12 FT. DOOR TO BE MORE IN KEEPING WITH THE SMALL SCALE OF THE HOUSE. MOTION SECONDED BY MR. GARRISON. MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): (05:16:17 p.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (05:16:24 p.m.)

Mr. Vila reminded the members that they are to be more diplomatic in their comments.

Mr. Ives commented on his concern relative to the colors of the Schottenstein house on Island and El Bravo. He asked staff to research the colors which were approved. Mr. Vila felt strongly that ARCOM did not approve a red veined stone. The house color and others will be checked as well.

Mr. Vila commented that ARCOM must focus on making sure that all four facades get equal attention.

Mr. Karakul inquired as to the status of the generator, chiller, landscape project at 1045 S. Ocean Boulevard. Mr. Lindgren informed that the applicant intends to return to ARCOM for changes to the prior landscape approval.

Mr. Karakul suggested that ARCOM might review six successes and six failures reviewed within the past year.

Mr. Vila asked that submissions lacking in detail be rejected at the submission stage.

A. Discussion relative to agreeing upon a Chairman and Vice Chairman for the June meeting:
(05:27:14 p.m.)

It was noted that the following members will be absent for the June meeting: Mr. Vila, Mrs. Vanneck, Mr. Garrison and Mr. Gruss.

**MOTION BY MR. GARRISON THAT MR. KARAKUL WILL SERVE AS CHAIRMAN
AND MR. KNOWLES WILL SERVE AS VICE CHAIRMAN FOR THE JUNE
MEETING.**

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

Ms. Close reported that the Town Council denied the appeal relative to 253 Jamaica Lane. The Town Council deferred the appeal relative to the gates at 475 N. County Road.

XI. ADJOURNMENT: (05:35:24 p.m.)

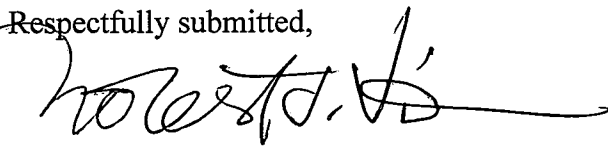
MOTION BY MR. SAMMONS TO ADJOURN AT 5:35 P.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, June 24, 2015 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,



Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

cmd

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: B-047-2015

Address: 204 JAMAICA LANE

Applicant: LB PALM BEACH HOLDINGS LLC

Architect: AFFINITY ARCHITECTS

Project Description: NEW SINGLE FAMILY DWELLING

The above request has been denied by the Architectural Review Commission for the following reasons:

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☐ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ☐ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

— (6) The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

— (7) The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

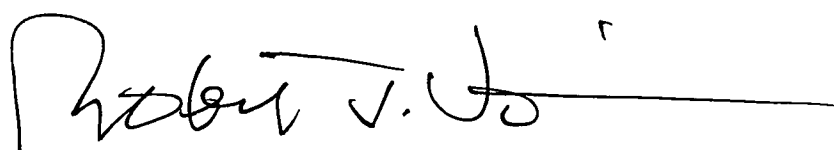
- ___ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ___ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on 5/27/15

TOWN OF PALM BEACH



Chairman, Architectural Commission

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

NAME—FIRST NAME—MIDDLE NAME SAMMONS RICHARD		NAME OF BOARD, COUNCIL, COMMISSION ARCHITECTURAL
MAILING ADDRESS 455 WORTH AVE, #302-303		THE BOARD, COUNCIL, COMMISSION, AL WHICH I SERVE IS A UNIT OF:
CITY PALM BEACH	COUNTY PALM BEACH	☐ CITY ☐ COUNTY
DATE ON WHICH VOTE OCCURRED 6/27/15		NAME OF POLITICAL SUBDIVISION: TOWN OF
		MY POSITION IS: ☐ ELECTIVE

FOR
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 to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

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

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, RICHARD SAMMONS, hereby disclose that on 5/27, 20 15:

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

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

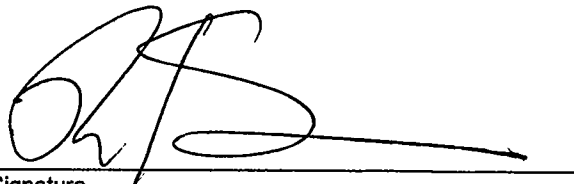
A-030-2015 130 CHILGAN AVE.

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

Date Filed

5/27/15

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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

NAME—FIRST NAME—MIDDLE NAME GRUSS MARTIN D.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
MAILING ADDRESS 777 S. FLAGLER DR. #801 E		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY <u>TOWN</u>	
CITY WEST PALM BEACH	COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH VOTE OCCURRED 5/27/15		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, MARTIN D. GRUSS, hereby disclose that on 5/27, 20 15:

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

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

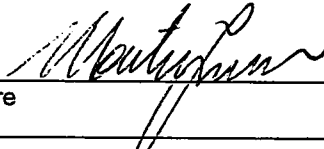
A-031-2015 1574 S. OCEAN BLVD.

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

Date Filed

5/27/15

Signature



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