



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

WEDNESDAY, MARCH 26, 2014, 9:00 a.m.

Please be advised that in keeping with a recent 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 (08:59:08 a.m.)

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

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT (arrived at 9:03 a.m.)
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:06 a.m.)
Michael B. Small, Alternate Member	PRESENT

Staff members present: Veronica Close, Assistant Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney John C. Randolph and Paul Castro, Zoning Administrator were present for part of the meeting. John Page, Director of Planning, Zoning and Building did not attend this meeting.

Let the record show that a court reporter, Paula McGuirk, US Legal Support, was present for the projects at 6 Ocean Lane and 225 Indian Road, and was hired by Attorney James Green.

III. PLEDGE OF ALLEGIANCE: (08:59:51 a.m.)

IV. **ADMINISTRATION OF THE OATH OF SERVICE TO NEW MEMBERS: (08:59:53 a.m.)**

Mrs. Delp administered the oath to Mr. Homes and Mr. Knowles, both of whom were re-appointed.

V. **ELECTION OF OFFICERS: (09:01:56 a.m.)**

MOTION BY MRS. VANNECK TO RETAIN THE SAME OFFICERS.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

VI. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 26, 2014 MEETING: (09:02:32 a.m.)**

MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

VII. **APPROVAL OF THE AGENDA: (09:02:46 a.m.)**

Mr. Lindgren explained that regarding B-022-2014 for 426 Australian Avenue, the project was amended from that which was approved by Town Council. Since the applicant must return to the Town Council for approval of the amended project, staff recommended deferral of the ARCOM project to the June 25, 2014 ARCOM meeting.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA, WITH THE STIPULATION THAT B-022-2014 BE DEFERRED UNTIL THE JUNE MEETING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

VIII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:03:40 a.m.)**

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

IX. **OTHER BUSINESS: (09:04:02 a.m.):** None

X. **PROJECT REVIEW (09:04:08 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (09:04:11 a.m.)**

B - 006 - 2014 New Residence

Address: 6 Ocean Lane

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Benjamin Schreier, Affiniti Architects

Project Description: New two-story home and one-story guest house totaling 12,988 sq. ft. and associated landscaping and swimming pools Building Colors-White, Stone and Brown; Trim-Brown; Roof-flat concrete tiles

At the January meeting, after hearing the project, motions carried for deferral of the architecture and the landscaping. At the February meeting, a motion carried to defer for restudy of the awnings, the materials used, the commercial vs. residential feel of the building, and for landscape and hardscape.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Design Professionals

Mr. Schreier presented revised plans pursuant to the comments made at the last meeting. Changes include: Wood overhangs changed to stucco overhangs with Epay wood accent underneath on main house and guest house; aluminum pergola changed to stucco with Epay wood accent underneath; and, aluminum abandoned as a material choice. Changes were further illustrated in the animation of the project.

Mr. Lindgren read an e-mail from Janina Radtke, the neighbor at 7 Ocean Lane, which indicated her support of the project.

Mr. Peterson likewise presented revised landscape/hardscape plans pursuant to comments made at the last meeting and in response to new owner requests. The revised plans show much more landscaping for increased privacy from the adjacent properties and from the roadway, along with some plant species changes.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 008 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 225 Indian Road

Applicant: 225 Indian Road, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of existing residence; Construction of new 12,106 sq. ft. two-story residence with pool, hardscape and landscape

The applicant had requested approval of only the demolition at the January meeting, and requested a deferral of the remainder of the project to the February meeting. Ultimately, at the January meeting, a motion failed relative to the demolition. A second motion carried to defer the entire project, including demolition, to the February meeting. At the February meeting, the project was not heard and was deferred to the March meeting at the request of the applicant.

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

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

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Anita Pollak, neighbor at 1610 N. Ocean Blvd.

Ms. Ziska clarified that that plans have been revised to eliminate any need for variances.

Mr. Janssen presented revised plans in accordance with the submitted plans. He explained that the house has been reduced in size to 11,890 square feet together with a reduction in overall height. Design elements include: Two-story main house with a guesthouse to the west and northwest connected to the main house by an open loggia; one story garage in front with flat parapet and a 1.5 story garage wing; Bermuda style elements; symmetrical H shape for the main house; two curb cuts; pedestrian courtyard; white stucco exterior with white cement tile roof with

slurry coat; dark stained mahogany windows/doors; Dominican coral surrounds; and, dark blue second floor shutters.

Under commission comments: A lot of similarity to the house next door (219 Indian - also designed by Mr. Janssen); would like to see this house in relationship to 219...this was brought to us as a family compound...concern for the neighborhood; the railing above the front door should align with the frieze; shutters do not fit the opening...either too big or too small; the Bermuda style has sash windows...why are you having casements?; still looks like a lot of windows on the water side; this house is extremely different from the other houses on Indian and looks very hostile to the rest of the neighborhood; do not like the street elevation because of the long garage facing the street; anyone going by will know that both houses are by the same architect; good job; shutters should be operable; like it very much; like the surprise of the courtyard; as for the casements, this is not a classic Bermuda style; LLC's owning both...has the family compound changed?; ownership is not our concern.

Attorney Randolph interjected that ARCOM is not concerned with ownership or whether a house is speculative. ARCOM is only concerned with reviewing the architecture.

Commission comments continued: Fresh solution, especially with regard to courtyard; garage feature is a great idea; wish it might be pastel rather than white; object to railing system over front door...doesn't match...consider masonry; gable ends have insignificant slit vents; piers at garden gates have "baseballs" that should be "soccer balls"; re-visit some of these details.

Chuck Yannette presented the landscape/hardscape in accordance with the submitted plans. Design elements include: 8 ft. Clusia along Indian Road along with Podocarpus and Green Island Ficus; Bougainvillea; Royal Palms; Bougainvillea vines on front garage wall; small fountain in courtyard area; driveway in red brick with coral stone border; courtyard and pool deck in coral stone; large open lawn area along the water along with a Coconut grove at the waterfront; and, other plant species, as presented.

Under commission comments: Remove some of the existing plant material: Australian Pines, Schefflera, and Brazilian Pepper; questioning the choice for medium salt tolerant palms; both properties have red brick driveways...can it be changed to differentiate between the houses; do a second set of Travelers Palms so it is less odd looking; happy to see no gates; good project and the landscape does a good job of enhancing it...colorful from street and pretty to look at.

Mr. Vila clarified with staff that the Town Council approved the demolition portion of the application.

Mr. Vila called for comments from the public. There were none.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, EXCEPT FOR SOME COMMENTS MADE...CONSIDER MAKING THE DRIVEWAY A DIFFERENT COLOR AND MATERIAL, AND RE-STUDY THE BALLS ON TOP OF THE GARDEN WALLS. MOTION SECONDED SIMULTANEOUSLY BY MRS. VANNECK AND MR. KARAKUL.

Prior to a vote, Anita Pollak, 1610 North Ocean Boulevard, testified to her concerns over the size of the house, the condition of some "ugly" existing landscaping on the west side, a claim that she had no notice of this meeting, and a concern that the applicant wants "total privacy". Mr. Vila

responded that zoning allows the size of the house, so it is out of the control of ARCOM; that ARCOM promotes landscaping which beautifies and enhances the property as well as providing privacy for the property owners and the abutters; and, at the last meeting, when 219 Indian Road, was reviewed, landscaping concessions were made to Mrs. Pollak with respect to maintaining her view.

MOTION CARRIED 5-2 WITH MR. HOMES AND MR. SAMMONS OPPOSED.

B - 009 - 2014 New Residence

Address: 167 Seagate Road

Applicant: Mads Thomsen

Architect: Scott Hughes, Hughes Umbanhowar Architects

Project Description: New single family homes, landscape design, hardscape design (preliminary);

Roof-White PVC Membrane; Building Color-White

At the February meeting, the project was not heard and was deferred to the March meeting upon staff's recommendation. *Please be advised that the new architect has requested deferral of the project to the May meeting.*

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

MOTION BY MRS. VANNECK FOR DEFERRAL OF B - 009 - 2014 AT 167 SEAGATE ROAD TO THE MAY MEETING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 013 - 2014 New Residence

Address: 240 Angler Avenue

Applicant: Palm Beach Angler 240 LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: New two-story residence and final hardscape and landscape design. Roof-White flat concrete tile; Building-Yellow; Trim-White

At the February meeting, the project was heard and a motion carried for deferral to the March meeting.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Steve Parker, Parker Yannette Design Group

Mr. Schreier presented revised plans pursuant to comments made at the last meeting. He explained that he re-studied the proportions, widened the tower elements, reduced the mass at the garage by removing the bathroom that was on top of it; reduced door heights; lowered coursing band; re-positioned front, round columns; updated mouldings; re-positioned columns at covered rear loggia; re-positioned some windows on the side elevations; simplified downspouts; made two elliptical windows smaller; rear elevation-window made smaller; and, center peak of house now taller.

Under commission comments: You did a good job of listening to us last month; house is much better; question the fanlight above the second floor balcony doors; much improved, but at the entablature at the entry and rear porch, the architrave is not expressed and the cornice is not developed; rear porch seems awfully tall; the order in the front and the back are identical, but they are different sizes; issue with chimney in middle of house; issue with front loading garage; the house is a lot nicer now; front entrance seems narrow, dark and tall; nice house, despite the front loading garage; question the fenestration shown on page 4 for the great room; it's easier to screen a side loading garage than a front loading one.

Mr. Parker presented revised plans in response to comments made at the last meeting. As for the Bougainvillea standards in the front, the applicant would like to keep those as originally presented. As for the east and west property lines, additional other plant species have been mixed into those originally proposed. In the rear, it had been requested that the amount of paving be reduced and that has been accomplished in a number of different areas. The Areca Palms in the rear have been scaled back. The driveway opening has been reduced from 14 ft. to 12 ft. A Ficus hedge will be added to the east property line to abut to the neighbor's Ficus hedge.

Under commission comments: We asked for additional tree(s) at the garage to hide it more; do not like Areca Palms at pools or walls; scale of landscaping at garage should change; add some Bougainvillea to the garage wall; there's a lot going on at the front gate; more trees needed at garage; why is the gate necessary?

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED WITH THE ADDITION OF SOME ADDITIONAL LANDSCAPING/TREES IN FRONT, AND APPROVE THE ARCHITECTURE AS PRESENTED, AND ADDRESS THE ENTABLATURES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

B - 014 - 2014 Exterior Renovation

Address: 2730 S. Ocean Boulevard

Applicant: Ambassador Hotel Co-op Apartments Inc.

Architect: David Miller & Associates, P.A.

Project Description: This project includes the exterior renovation of the existing west building including new roof and parapet walls, railing replacement, window replacement, door replacement, mechanical equipment relocation, and associated modifications

At the February meeting, the project was not heard. A motion carried for deferral to the March meeting, at the applicant's request.

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

ARCHITECTURAL PRESENTATION BY: David Miller, David Miller & Associates, P.A.

Mr. Miller presented the project in accordance with the submitted plans and as described above. He explained that the need for structural repairs has brought about the proposed renovation. The goal is to have the west building mimic the details of the east building, together with incorporating a new parapet (reduced in height in the center in deference to the neighbors), new walkways, new balconies and glass balcony railings. All windows/doors will be replaced with impact units. The project also includes repairs to the pool deck, including railing replacement. Materials include: stucco (painted pale yellow) over concrete; white trim; tinted green glass;

brushed stainless steel railing cap; and frosted glass for the windows on the north side. No changes to the site or landscaping are included in the scope of the project.

Under commission comments: The west building relates more to buildings across the street than to its companion building; problem with the amount of green you are adding to the building; this is a huge improvement; and, problem with removal of original railing system.

**MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. HOMES.**

Mr. Lindgren asked that a motion for approval include a condition that the applicant must adhere to the Town's exterior lighting requirements to ensure that any lighting does not spill over to adjacent properties.

**MOTION AMENDED BY MR. SAMMONS ADDING THE CONDITION REGARDING
EXTERIOR LIGHTING.
AMENDED MOTION SECONDED BY MR. HOMES.
MOTION CARRIED 5-2, WITH MR. VILA AND MRS. VANNECK OPPOSED.**

Let the record show that there was a recess from 10:45 to 10:55 a.m.

B - 016 - 2014 Storefront Renovations

Address: 204 Worth Avenue

Applicant: Valentino - Carmine Pappagallo

Architect: Tricarico Architecture

Project Description: Tenant improvement of an existing retail space in a one story building. The project includes: Reconfiguration of storefront doors and glass, installation of new exterior stone, installation of new signage, integration of new roll-down hidden hurricane shutter system, and removal of existing awning.

At the February meeting, the project was heard and a motion carried for deferral to the March meeting for re-study.

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

ARCHITECTURAL PRESENTATION BY: Bill Manoliadis, Tricarico Architecture

Mr. Manoliadis presented revised plans in response to commission comments at the last meeting. Design elements include: Armor Shield fabric hurricane protection on the storefront portion only; stainless steel signage in a bronze finish; grey petite granite facade, black framing of windows/doors and, no awning. Samples of the material were shown.

Under commission comments: Like it much better than last time; withdraw objection to no awning; concern for customers warrants an awning; like the existing better than the proposed...feels like Palm Beach, not Rodeo Drive; and, a vast improvement over the existing.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED 6-1, WITH MR. HOMES OPPOSED.**

B. **MAJOR PROJECTS-NEW BUSINESS: (11:00:20 a.m.)**

B - 019 - 2014 New Residence

Address: 1906 S. Ocean Boulevard

Applicant: 1902-1906 S. Ocean Blvd., LLC

Architect: Stonefox Architects

Project Description: New two story, contemporary style, single family residence. New stone terrace, swimming pool, full landscaping with motor court and lawns to east and west. Building Color - Buff Limestone; Roof - White; Trim - Bronze; Shutters - Buff.

Call for disclosure of ex parte communication: Disclosures by all members, except Mr. Gruss

ARCHITECTURAL PRESENTATION BY: Chris Stone and David Fox, Stonefox Architects

LANDSCAPE PRESENTATION BY: Jorge Sanchez, Sanchez and Maddux

OTHERS WHO TESTIFIED: Robert Moore, 318 Bunker Ranch Road, West Palm Beach

It should be noted that a model of the project was brought to the meeting.

Mr. Stone presented the project in accordance with the submitted plans and as described above for this new home in the Contemporary style to accommodate entertaining and an art collection.

Design elements include: House set back significantly from the road; large canopies in the front and rear; center section flanked on both sides by two symmetrical volumes; discotheque over a gymnasium on the south side; materials: limestone, accent stone - silver travertine; champagne bronze metal panels; tabby paving, white window frames; clear glass; translucent glass garage doors; and, retractable screen in rear for shade. He noted that the gates have been reduced to 14 ft. in width and will be done in teak, weathered silver.

Under commission comments: Nice Contemporary addition to town; biggest issue is the scale of it...gigantic in scale, lacking any sense of domesticity...looks like a commercial building or an airport... it is not being screened by anything; took issue with the architectural blocks on either side...doesn't feel like a residence, more like a hotel or an airport...perhaps better in Coral Gables or Ft. Lauderdale rather than Palm Beach; I'd be upset if I were a neighbor; great piece of property; I don't see a discotheque on this site; very dynamic and exciting on a great piece of property; this is consistent with the lifestyle of the family; the scale fits the land and the lifestyle and no variances are being requested; strong references to good, classic Contemporary architecture; wonderful new fresh idea for Palm Beach; very dynamic house on great property...unique and well done; this is huge lot... it's a double lot and the house is sited way back from the road, so the scale has been dealt with...very nice job; Contemporary and Classical mid-century architecture have not gotten enough attention in our town and I am very glad to see this project. It was noted that no letters of objection were received relative to this project.

Jorge Sanchez presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Front-Hedges fronting walls with two large Coconut Groves on the north and south sides flanking the structure; main entrance on the north side; many areas of open lawn in the front and back of the house; driveway in Tabby with grass dividers; fountain and rill on the south side; Lily pond; rear terrace with grass strips; rear pool with glass bottom and views to grotto below; citrus trees, Royals and Banyans in the rear, and other landscape material as presented.

Under commission comments: Water conservation efforts?; compliment the landscaping as well as the architecture...it has a wonderful synergy...pulls everything together and makes it a true

Palm Beach space; the scale of the architecture is much too large, but the lot is big enough so all requirements are met...the landscaping reduces the scale; great job with the landscaping.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, FOR BOTH THE ARCHITECTURE AND THE LANDSCAPING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED 6-1, WITH MR. HOMES OPPOSED.

B - 020 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 176 Sunset Avenue

Applicant: 176 Sunset Ave, LLC

Architect: Michael J. Johnson

Project Description: A new two-family, two-story dwelling. CBS construction with stucco exterior finish, cement tile roof, mahogany impact rated doors and windows, new swimming pool and hardscape, preliminary landscape plan. Building Color - white; Roof - Light grey concrete tile; Trim - grey.

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

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Daniel Menard of LaBerge and Menard

LANDSCAPE PRESENTATION BY: Steve Kvarnberg, KVLA Design LLC

Let the record show that a model of the project was brought to the meeting.

Ms. Ziska discussed the variances required for the project for height and overall height. Mr. Johnson introduced the project and turned the presentation over to Daniel Menard. He presented the project in accordance with the submitted plans and as described above. Design elements include: A two-family dwelling, i.e., townhouses, which are symmetrical and mirror images of each other; entrances open to a garden, pool in the rear; Georgian in style; each has a two-car front loading garage situated a level lower than the main house; each has a small one-story wing; cement tile roof; windows painted in Elephant's Breath color; Palm Beach White stucco. An animation/video was shown to assist with the presentation.

Under commission comments: Handsome...nice job; like the scale and use of materials and authentic details; try to mitigate the garage doors with landscaping...they spoil the project; very attractive, but concern regarding garage and chimney...chimney is distracting...put it elsewhere; these garage doors will only be half-way seen since they are at a lower level...the landscape will mitigate them; chimney is disturbing...take it out and leave it as a blank wall; or, internalize the chimney; perhaps make the garage doors plain and add landscaping; window needs a frame; entry door seems big; gratuitous ashlar; single door with transom and side lites would be better; a lot of wall as compared to window.

Robert Moore, on behalf of the Schottensteins, neighbors to the project, stated that the Schottensteins had not received notice of this meeting until yesterday at 5:00 p.m. Mr. Schottenstein had a concern regarding a variance for height and Mr. Moore placed this in the record. Commission members noted, however, that the height of the building where the Schottensteins reside is actually higher than this proposed building.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED, EXCEPT FOR THE CHIMNEY WHICH IS TO BE ELIMINATED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

Mr. Kvarnberg presented only the preliminary landscape/hardscape. His goal is for the plan to reflect the simplicity and elegance of the architecture, but his plans are still a "work in progress." Design elements include: Terraced front yard, elevated 3 ft. up; either remove the Ficus and replace with a tall hedge of multi-stemmed palms or keep the Ficus, but scale it back; possibility for two different pool options.

Under commission comments: Consider looking at the beautiful landscaping of the townhouses next to this property and tie your landscaping in keeping with it; applauding that there are no gates, wall or barriers; try to place some scale in the front yard to mitigate the height; preserve the Ficus on the east side if possible; settle your issues with FP&L; this is set back enough that you will be able to use the front landscaped area. (No motion was made relative to landscape/hardscape.)

B - 021 - 2014 Demolition

Address: 160 Seaview Avenue

Applicant: Coral Beach Corporation/Seaview Holdings, Inc.

Architect: Lang Design Group

Project Description: Demolition of existing single family residence, outbuildings and appurtenances, and landscaping removal

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

ARCHITECTURAL PRESENTATION BY: Attorney Frank Lynch

LANDSCAPE PROFESSIONAL PRESENT: John Lang

Mr. Lynch presented the demolition report for this 1942 Wyeth, King and Johnson designed home. He stated that the home is not landmarked, nor under consideration for landmarking and the house has reached its useful life.

MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 022 -2014 Demolition and New Residence

Address: 426 Australian Avenue

Applicant: 426 Australian Ave. LLC

Architect: Bridges, Marsh & Associates

Project Description: Demolish existing two-story residence/garage. Proposal to construct new two-story residence/garage with landscaping, hardscape and pool. Building Color - American White; Roof - Italian Grey; Trim - Decorator White

Mr. Lindgren stated that the applicant has requested deferral to the June meeting, as explained under "Approval of the Agenda" earlier.

MOTION BY MR. HOMES FOR DEFERRAL TO THE JUNE MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Let the record show that the meeting recessed from 12:25 p.m. to 1:25 p.m.

Let the record show that all members returned to the meeting after the lunch break, excepting Mr. Gruss. The meeting reconvened at 1:27 p.m. Mr. Zukov and Mr. Karakul returned at 1:34 p.m.

B - 023 - 2014 Additions

Address: 129 Woodbridge Road

Applicant: George Buff

Architect: Jacqueline Albarran, Architect P.A.

Project Description: Second story additions on a one-story main residence and guest house. All windows and doors to be hurricane impact. Flat concrete roof tile to match existing except with mitered corners instead of ridge caps. Color and all other detailing to match existing.

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, Architect P.A

Mrs. Albarran presented the project in accordance with the submitted plans and as described above. She stated that the property is wonderful, but the house is suffering with many poor architectural details. The addition to the main house will provide a large master bedroom, bathroom, closets and a sitting room and terrace. The guest house addition provides a cabana guest bedroom. On the Elmo projector, Mrs. Albarran showed an additional proposed change to a part of the roof, changing it to a hip.

Under commission comments: Schefflera should be removed; an improvement over existing; sensitively done; enhances neighborhood.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED WITH THE REMOVAL OF THE SCHEFFLERA.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B - 024 -2014 Landscape/Hardscape & Lighting

Address: 321 North Lake Way

Applicant: Mr. and Mrs. Edwin and Linda Phelps

Architect: Blakely and Associates/Jeff Blakely, L.A.

Project Description: Final landscape, hardscape and site lighting

Call for disclosure of ex parte communication: Disclosure by Mrs. Vanneck

LANDSCAPE PRESENTATION BY: Jeff Blakely, Blakely and Associates

Mr. Blakely presented the project in accordance with the submitted plans and as described above. First, he addressed the landscape lighting which will be brass LED lights limited to a maximum of 8.5 watts. Design elements include: Along North Lake Way, Podocarpus outside the wall and 10 ft. Callophyllum hedge inside the wall; 3 large specimen Magnolias; screening in the rear, Areca Palms to be added to the east side to supplement the same on the neighbor's property; cast stone (24" x 36") entry drive with synthetic turf in between; buff pavers in the motor court; and, Specimen European Fan Palms in the front of the house.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 025 - 2014 Sculpture

Address: 1480 N. Lake Way

Applicant: 1480 N Lake Way, LLC

Architect: John Lang/Lang Design Group

Project Description: Placing of an FAO Schwartz bear sculpture in the guest house grove

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

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Lang stated that all of the landscape/hardscape for this project was previously approved, except for the newly proposed sculpture. The FAO Schwartz bear sculpture is to be placed in the middle of the citrus grove. It is not visible from the street or by the neighbors, and it will not be illuminated.

Mr. Lindgren read an email from the abutting neighbor, David Rosow, stating that he and his wife have no objection to the sculpture.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 026 - 2014 New Townhouses

Address: 215 Brazilian Avenue

Applicant: Capital Development Group International, LLC

Architect: Smith and Moore Architects, Inc.

Project Description: Construction of a four-unit, two-story townhouse building. Final hardscape and landscape.

Ms. Close stated that the Town Council has asked ARCOM for preliminary advice relative to the proposed chimneys for the project.

Call for disclosure of ex parte communication: Disclosures by all members present

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

OTHERS WHO TESTIFIED: Luis Pryor, 227 Brazilian Avenue; Kirk Grantham on behalf of owner of the property on the east side, 3060 Ocean

It should be noted that a model of the building was brought to the meeting.

Ms. Ziska clarified that this is not a "combo" project. The project requires site plan review and variances. As such, the project was reviewed by the Town Council this month, and the Town Council deferred the project. She stated that the Town Council was generally in support of the project, except for the drainage plan and the neighbor's opposition to the size of the chimneys. The Town Council requested that the project move forward to ARCOM on an informal basis to receive ARCOM's input in preparation for returning to the Town Council in April, and formal review at ARCOM in April.

Mr. Smith presented the project in accordance with the submitted plans and as described above for this four-unit, two story townhouse building. He noted that a hotel had previously been located at this site, and since its removal, plans had been approved for a condominium hotel with large underground garage, but that was never built. He explained that the current design was inspired by a French Chateaux. Each unit will have approximately 5,300 square feet in living area. Design elements include: Front 4 ft. high wall along Brazilian punctuated by four driveways with gates; the driveways slope down to the garages; 2 front loading garages, and two side loading garages; each unit has a rear yard with pool and generator; mass in the center of the property with as much landscaping around it as possible; all a/c units are recessed into the roof; variegated light grey mansard roof; several dormers at the roofline; loggia and terrace off master bedroom on the second floor; and, several chimneys which are the subject of this informal review.

Mr. Smith presented a revised colored rendering and revised elevations on the Elmo projector showing lowered chimneys (in response to neighbor objection), lowered roof line, and, lightened stucco color. Copies of same were distributed to the members. Mr. Smith stated that he is willing to bring the chimney heights down even further.

Under commission comments: Some simplification needed; floor plan and footprint fine; issue with front loading garages; this style is not appropriate for the intersection of Brazilian Avenue and South County Road, but like that there are just four units; not appropriate...very massive...four gates with no pedestrian access; had calls from neighbors who were in support; question the choice of a mansard roof in a tropical climate; choice of style inappropriate for this climate; no shade for south facing windows; way overdone.

Luis Pryor, 227 Brazilian Avenue, neighbor, stated that the majority of his neighbors are pleased that no hotel is being proposed for this site. They object to the height of the chimneys as originally designed. The chimneys, now reduced, are better, but they still provide an unpleasant view. He asked that they be placed elsewhere. A bit later, Mr. Pryor stated that his neighbors are

not necessarily overwhelmingly in support of the architecture, but do support the concept of 4 residences.

Mr. Castro testified that the Town Council wanted ARCOM to look at the whole building, but was especially concerned with the chimneys because of the neighbor's concerns. The applicant had been asked, by the Town Council, to reduce the width and height of the chimneys.

Commission comments continued: Less embellishment would be better; change the style as it is better suited elsewhere; footprint is great; since this is not a wood burning chimney, why not just eliminate the chimney and duct it.

Kirk Grantham, attorney, testifying on behalf of the property owner to the east side, 3060 Ocean, stated that this owner has no objection to the project provided that the integrity of the alley is maintained, preserving the use of the alley for the owners to the east of this project.

Ms. Close stated that she was reminded, by the Zoning Administrator, that the code allows only a maximum of 4 units for this site

Mr. Vila summarized that the chimney can be omitted and the French Chateaux style should be reconsidered.

**MOTION BY MRS. VANNECK FOR DEFERRAL (TO THE APRIL MEETING).
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Jeffrey Ray, Architect

Project Description: Construction of a new single family residence with landscape and hardscape approval requested. Two-story; Building Color - Beige; Roof - Tan Cement Tile; Trim - White

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

ARCHITECTURAL PRESENTATION BY: Jeffrey Ray, Architect

ALSO PRESENT: William Cooley, Owner, Ronald Kolins, Attorney for the owner, and Greg Boggs, Landscape Architect

Mr. Ray presented the project in accordance with the submitted plans and as described above. Design elements include: Partial two-story residence with 4 bedrooms, 5.5 baths, front loading two-car garage, and pool in rear; two curb cuts; Chicago brick driveway and walks; travertine patios; site and privacy walls; arch topped dormers of varying sizes; bronze front door with bronze grilles and a bullnose awning above; operable aluminum shutters; Integra Plantation Concrete tile roof; copper roofs; and, stucco finish in Morocco Sand. It should be noted that new mini-sets were passed to the members due to some changes made.

Under commission comments: Looks like a spec house... not for Palm Beach; very tall; very confused with context of house...don't understand the style or the character you are going for; very concerned with the windows; severe re-study is needed; not the best contribution to the area;

the house is too big; one of our concerns is to preserve the character of the neighborhood as much as possible; the roof is way too big; the garage sticks out so it is a house driven by the garage; the easterly side has another mass which projects with this roof...both of the roofs don't look right; fenestration is a concern; likes the dormers flush with the walls, but troubled by the size of the one in the middle; window styles don't make any sense with the house stylistically; front doors are mansion doors; bullnose awning could be avoided by recessing the door; along the sides of the house, there is an irregularity to the fenestration and the mass that will be quite visible; all the roofs should be made less important; do not like the transom windows...they make no sense compared to the rest of the house; and, whole house needs re-study.

**MOTION BY MR. SAMMONS TO DEFER THE PROJECT FOR FURTHER STUDY.
(TO THE APRIL MEETING)**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Sammons left the Chambers for the next two projects.

B - 029 - 2014 Demolition

Address: 151 Chilean Avenue

Applicant: Mr. Adrian Tauro

Architect: Ralph Cantin, AIA

Project Description: Demolition of two-story wood frame primary and one-story accessory structures

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin, AIA

Mr. Cantin presented the demolition request for this 1925 wood frame Bungalow structure, guest house, garage and wood shed. The property was used as a rooming house for the last 60 years and was the subject of many code violations. Existing Gumbo Limbo and Royal Poinciana trees will be retained on site. Mr. Vila asked that the Town be given full photographic evidence of the existing structure. Mr. Cantin stated that when the house is cleaned out, he will take additional photos. Mr. Homes stated that rodents have been a long-standing problem at this location, and asked that this problem be adequately addressed.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION
IMMEDIATELY.**

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS: None

D. **MINOR PROJECTS - NEW BUSINESS:**

A - 010 -2014 Site Wall and Piers

Address: 670 Island Drive

Applicant: Paul and Betsy Shiverick

Architect: Fairfax and Sammons

Project Description: Proposed site wall and piers on the street side of a residence currently under construction. Finishes are to be stone and painted stucco.

Please be advised that this project represents a voting conflict for Mr. Sammons. Mr. Ives will vote.

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

ARCHITECTURAL PRESENTATION BY: Jaime Torres, Fairfax and Sammons

Mr. Torres presented the project pursuant to the submitted plans and as described above. He explained that the house was approved approximately one year ago without a front site wall. The clients have now request a front site wall which will sit back 3 ft. from the property line. The proposed site wall has a 12 ft. opening on axis with the main entrance to the house, flanked by two piers. The wall includes two sections of balustrade directly in front of the two existing large Sapodilla trees.

Mr. Lindgren noted that the project also includes some associated landscape/hardscape changes as presented.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Sammons returned, but Mr. Ives left the meeting.

A - 012 -2014 Addition

Address: 302 N. Woods Road

Applicant: Samantha Storkerson

Architect: Jeremy K. Walter Architects

Project Description: One story addition to existing residence (bedroom & closet, 362 sq. ft.)

Replace 7'0" high sliding glass doors on south facade with 8'0" high doors to align with existing and addition door heights. Associated landscape and hardscape modifications.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jeremy K. Walter, Architect

LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette Design Group

Mr. Walter presented the project in accordance with the submitted plans and as described above. The new addition will be located at the southeast corner of the residence and consists of a bedroom and closet. Reviewing the elevations, Mr. Walter outlined the changes to the fenestration as listed above.

Mr. West continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Removal of some Ficus hedge at several places; decrease amount of impervious area by trimming the driveway, removing part of existing walkway, remove parts of existing rear patio, and by modifying the shape of the patio; add landing outside the addition and add stepping stones; new 5 ft. tall Clusia along entire front of property; add 5 Foxtail Palms to flank the driveway entrance; layered plantings in the front; add and/or relocate trees; new 8 ft. Ficus hedge and 3 Sylvester Palms in rear; add 4 Alexander Palms to soften the rear of the residence; and, LED landscape lighting (for 5 Foxtails, 2 Adonidia, and 3 Sylvesters) in 6.5w and 13w.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

A - 013 - 2014 Fenestration Change

Address: 390 N. Lake Way

Applicant: 390 North Lake Way, LLC

Architect: Carlos Martin

Project Description: Change of fenestration from that previously approved. (ARCOM #B-028-2013 and ARCOM #A-004-2014)

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

ATTORNEY PRESENT: Frank Lynch for the applicant

ARCHITECTURAL PRESENTATION BY: Carlos Martin, Architect

Mr. Lynch stated that this project had been approved last year. Then there was a second request to reduce the number of mullions from 15 to 5. Today's request is for a further reduction of mullions from 5 to 4. Mr. Martin presented the project in accordance with the submitted plans, making a case for the further reduction of mullions.

Under commission comments: The approved is preferable to the proposed; windows should be left the way they are.

The commission was confused by the submitted plans. The architect was asked to get the plans in order.

MOTION BY MR. HOMES TO DEFER FOR FURTHER STUDY. (TO THE APRIL MEETING)
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

A - 014 -2014 Portico/Pergola/Windows/Doors

Address: 218 Merrain Road

Applicant: Allison Rogers Haft & Stuart J. Haft

Architect: David Lawrence Architecture Inc.

Project Description: Replace all windows with new impact-rated windows and doors. Replace garage door with new impact-rated door. Replace front entry portico and adjust window placement for balance. Add bay window under existing roof line. Remove awnings on rear of

house and add pergola. Replace rear door to garage and add steps. Add new window on west facade.

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

ARCHITECTURAL PRESENTATION BY: David Lawrence, David Lawrence Architecture Inc.

Mr. Lawrence presented the project in accordance with the submitted plans and as described above. He explained that the window/door replacements and garage door replacement are being done to comply with insurance requirements. This developed into a renovation of larger scope as listed above, also including stuccoing the main house. It was noted that the stucco treatment will not be applied to the guest house. Mr. Lawrence provided some architectural history relative to past changes and then explained each of the currently proposed changes.

Under commission comments: Nice job; great job; nice scale

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Mrs. Vanneck asked that some care be given to the landscaping...spraying and fertilizing, particularly.

A - 015 -2014 Landscape/Hardscape Revisions

Address: 302 Caribbean Road

Applicant: Mr. Stephen Murray

Architect: Environment Design Group, Dustin Mizell

Project Description: Revisions are being proposed to the interior garden vegetation and planting bed configurations. Some minor interior garden hardscape revisions are included. Stepping stones have been added by the pool and perimeter fencing has been adjusted.

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

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Mizell presented the project in accordance with the submitted plans and as described above. This project was previously approved by ARCOM last year, but now additional improvements are being requested for a very large garden. Changes include: Added square stepping stones around the terrace adjacent to the pool; increased size of pool; substituted random stones for square stones; adjusted size of sunning terrace; adjusted location of chain link fence; moved chain-link fence into utility easement; revised interior shape of garden for a more lush garden; revised planting schedule; and, change to landscaped open space, but there is still plenty of green space.

Mrs. Vanneck presented some concerns relative to: (1) the equipment location has grown as to number of pieces; (2) part of the interior garden was previously taller to screen the second story of the garage addition...now the proposed material is only 3 ft. tall; and (3) 75w and 100w fixtures are too high. Mr. Mizell responded that (1) received administrative approval; re: (2), he will be happy to move taller material there; and (3), the client wants to completely minimize the lighting.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, TOGETHER WITH
MOVING THE SABAL PALMS (TO RESPOND TO #2).
MOTION SECONDED BY MR. ZUKOV AND MR. HOMES SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): None

XII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING,
ZONING AND BUILDING DEPARTMENT: None

XIII. ADJOURNMENT: (03:48:00 p.m.)

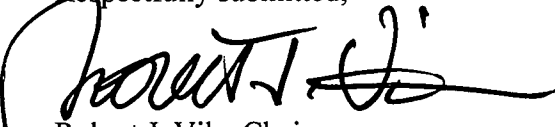
MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 3:48 P.M.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, April 23, 2014 at
9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach,
Florida.

Respectfully submitted,



Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

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

LAST NAME—FIRST NAME—MIDDLE NAME SAMMONS RICHARD		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
MAILING ADDRESS 405 WORTH AVE #302-303		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
CITY PALM BEACH	COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH VOTE OCCURRED 3/26/14		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate 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 other side)

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 3/26, 20 14:

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

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

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

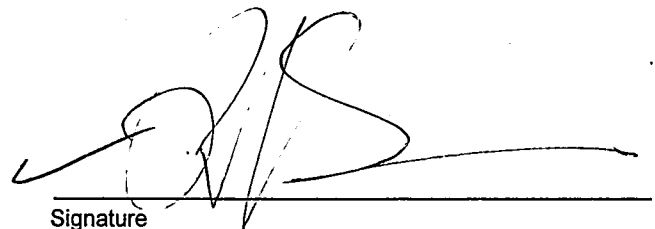
RE: A - 010 - 2014 670 ISLAND DR.

(Continuing conflict)

Date Filed

3/26/14

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.