



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

DECEMBER 21, 2007

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

CALL TO ORDER

Chairman Wheelock called the meeting to order at 10:00 a.m.

II. PRESENT:

Morgan Dix Wheelock, Chairman
William P. Feldkamp, Vice-Chairman
Nikita Zukov, Member
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Jeffery Smith, Member
Kenn Karakul, Alternate Member
Samuel M. Boykin, Alternate Member
John C. Randolph, Town Attorney
John Page, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

Note: The Town Manager has received a letter dated December 4, 2007 from Alternate Member Mark Bennett resigning from the Architectural Commission.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 16, 2007 MEETING.

MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN PERSONS TESTIFYING.

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

VI. PROJECT DEFERRALS/REMOVAL

None

VII. PROJECT REVIEW

**A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
DEFERRALS**

Formal action may be taken relative to these projects pending Town Council approval.

B49-07/SE9-07 New Residence

Address: 216 Colonial Lane
Applicant: Andrew N. Adler
Architect: Kermit C. White
Project Description: New two-story residence.

This project was deferred from the June meeting for restudy, deferred from the July and August meetings at the attorney's request. It was deferred from the September meeting to the November meeting at the architect's request and deferred from the November meeting for restudy.

Mr. Wheelock said he met with the architect and discussed the design.

Architect Eugene Pandula, assisting Principal Design Group and Mr. White, noted that all of the variances were eliminated when the house was redesigned. Addressing the Commission's comments from last month, he stated that the roof over the garage was changed to a hip form, the two garage doors were changed to a single door, the cantilevered balcony was eliminated and the roof height was raised. He presented an alternative drawing of the front door for the Commission's consideration.

Mr. Smith was opposed to the proposed site wall along the street because there are no others on Colonial Lane.

Mr. Pandula agreed to remove the site wall from this presentation and present it along with the landscaping project at a later date.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT, BASED ON THE
LANDSCAPE WITH THE SITE WALL COMING BACK FOR REVIEW AND WITH
THE FRONT DOOR DESIGN AS THE ARCHITECT INITIALLY PROPOSED.
MOTION SECONDED BY MR. SMITH.
MOTION CARRIED UNANIMOUSLY.**

**B. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
NEW BUSINESS**

Formal action may be taken relative to these projects pending Town Council approval

B100-07/SE14-07 Demolition & New Residence

Address: 476 South Ocean Blvd.
Applicant: Janina Radtke Revocable Trust
Architect: Randall Stofft
Project Description: Demolition of existing one-story residence, construction of a new single family home containing 8,556 square feet under air-conditioning.

This project was deferred from the October meeting for restudy and deferred from the November meeting at the attorney's request.

Ms. Diver said she met with the owner and visited the site. Mr. Wheelock said he met with the owner and the architect. Mr. Feldkamp said he met with the owner and the architect, visited the site, received a letter from the neighbor and met with the neighbor. Mr. Zukov said he met with the owner and visited the site. Mr. Smith said he received a letter from the neighbor.

Mr. Frank said that there are two variances requested for this proposal, one for lot coverage and the other for the building height plane.

Attorney Ron Kolins, representing the property owner, stated that the project exceeds the allowable lot coverage because the garage will be located under the pool deck. Also, the parapet exceeds the building height plane by 4 ft. 4 in.

Architect Randall Stofft proposed demolition of the existing single story, Bermuda style home that was built in 1951.

Landscape Architect John Lang presented the landscape plan for the new residence. He indicated that 16 coconut palm trees will remain on the site with a few of them to be relocated.

Mr. Wheelock requested that a demolition landscape plan be presented which shows the existing vegetation, what will remain and what will be removed.

**MOTION BY MR. ZUKOV TO APPROVE DEMOLITION WITH THE STIPULATION THAT IF MR. FRANK IS NOT SATISFIED WITH THE DEMOLITION (LANDSCAPE) PLAN THAT IT WILL BE BROUGHT BACK TO THE NEXT MEETING.
DIED FOR A LACK OF A SECOND.**

MOTION BY MR. FELDKAMP TO DEFER THE DEMOLITION PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. SMITH.

ROLL CALL:

MR. FELDKAMP	YES
MR. SMITH	YES
MR. ZUKOV	NO
MR. STRAWBRIDGE	YES
MS. DIVER	NO
MR. YOUCHAK	YES
MR. WHEELOCK	NO

MOTION CARRIED 4-3.

Mr. Stofft stated that when they restudied the project, they decided to keep the original style of architecture which is a "South of France Beach Type Villa." However, they did change the location of the building by moving it farther from the street. The driveway was reconfigured to add extra planting area along the north side to screen the three-story building next door. At the neighbor's request, on the west facade, the windows were removed and the terrace was shortened eliminating the view of his property.

Mr. Frank read a letter from Robert K. Wood, 116 Gulfstream Road, stating that he appreciated the changes that were made to the project; however, he felt that there were more revisions to be made. He objected to the two-story wing on the west elevation with a rear yard setback of 15 ft. in lieu of 18 ft. and the location of HVAC equipment and a 60 kw. generator which are located 5 ft. from his property line. He also requested that a 15 ft. to 20 ft. tall, solid hedge to be installed as a buffer between the properties and that it be maintained in perpetuity.

Mr. Wheelock felt that the elimination of the windows and the balcony that overlooked the Wood's property has ensured their privacy. Also, relocation of the generator to a side yard, may require a variance. He wanted to assure Mr. Wood that it is the Commission's policy that the two-story height of the building will be totally screened from his property.

Mr. Strawbridge did not see any reason for the height plane variance if another solution could be found.

Mr. Smith noted that the ceilings were very high and could be lowered to eliminate the variance request. He requested that a model be presented so that the Commission can understand the project better.

After meeting with the owner and the architect, Mr. Feldkamp said he was hoping for a complete redesign of the project. He felt that the design tries to force something onto this lot that does not belong there. He noticed that the plans presented last month had a theater in the basement, which

now shows a storage room.

Mr. Youchak suggested adjusting the garage, possibly making it shorter to eliminate the lot coverage variance. Architecturally, he thought that the parapet could be redesigned or moved, thereby, eliminating the building height plane variance. He felt that the generator location would be a problem and that it should have sufficient landscaping around it.

Mr. Wheelock said he would be in favor of a variance request to locate the generator on the south side yard.

Mr. Zukov, referring to the front elevation, preferred three arches on the second floor and he suggested moving the columns against the wall. He thought that Mr. Wood could provide landscaping on his own property as well.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. STRAWBRIDGE.**

Under discussion: Attorney Kolins stated that since the Commission felt strongly about the location of the generator, they can request a variance to relocate it.

MOTION CARRIED UNANIMOUSLY.

Chairman Wheelock noted for the record that there will not be a motion regarding the variances as the design of the house was deferred.

Mr. Smith remarked that if the variances were eliminated the house will be smaller, it would be setback further and would fit in the neighborhood.

B111-07/SP23-07 Demolition & New Building

Address:	333 Peruvian Avenue
Applicant:	L.G. Lima, LLC
Architect:	Bruh/Gilbert Architectural, Inc.
Project Description:	Demolition of existing building and construction of approximately 10,607 square feet mixed use building. Architectural theme to be Venetian, Mediterranean Revival.

This project was deferred from the November meeting at the architect's request.

Mr. Wheelock reported that the lawyer has requested deferral to the January meeting.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

None

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

D. NEW BUSINESS - MAJOR PROJECTS

B112-07 Landscape & Hardscape

Address: 1275 South Ocean Blvd.
Applicant: 1275 South County Inc.
Landscape Architect: A. Grant Thornbrough
Project Description: Final landscape planting plan.

Mr. Wheelock said he visited the site. Mr. Strawbridge declared a Conflict of Interest because of his previous communications with the developer and his staff. He left the dias during the discussion.

Landscape Architect Carol Perez proposed additional vegetation on the north and south sides for a better buffer between the properties. She indicated that the driveway material and pool decking will be coral stone pavers with zoysia grass. A 6 ft. high wall with gates will run along South Ocean Blvd. Large podocarpus hedges will flank the front entry which will be trimmed into columns.

Mr. Wheelock noticed when he visited the site, that the hardscape has been installed. He warned the developer to come to the Commission before they install any landscape and hardscape.

Developer Dan Swanson explained that the ficus trees along the front of the property were removed and replanted after the overhead utilities had been buried.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B113-07 Landscape, Hardscape & Landscape Lighting

Address: 153 Kings Road
Applicant: Mr. and Mrs. Michael Bernstein
Landscape Architect: Innocenti & Webel
Project Description: Final landscape plan approval, landscape lighting approval and approval for a hardscape modification to the driveway.

Mr. Karakul said he spoke with the property owner. Mr. Smith said he received a telephone call from the property owner. Ms. Diver said she spoke to the home owner and visited the site. Mr. Zukov said he met with the owner and a neighbor and visited the property. Mr. Wheelock said he visited the site, met with the landscape architect, had a telephone conversation with the home owner and spoke with two different lawyers. Mr. Feldkamp said he spoke with the home owner and visited the site. Mr. Strawbridge said he had a number of telephone conversations with the lawyer and with Troy Maxmeyer, the former property owner, and he visited the site. Mr. Youchak said he had a telephone conversation with the property owner and he drove by the site.

Landscape Architect Bert Krebs indicated that grass strips were added to the parking court which added greenspace. He explained that the house was condemned after a hurricane and the owners were allowed to build the house at approximately the same size on the undersized lot. Coconut palms will be planted at the parking court and ficus trees will be planted along the road and along the rear yard. He said that buffering becomes difficult to achieve along the (east) side yard because of the generator and air-conditioning units. Therefore, they request that the existing 20 ft. tall ficus hedges on both the north and partial east side of the neighbors properties be used to buffer this house. Both of the neighbors have no objection to them utilizing their hedges for screening.

Lighting Consultant Walt Jenkins proposed the site lighting and stated that there will be no light reflecting from the property.

Robert Moore, retired Director of the Palm Beach Planning, Zoning and Building Department, spoke on behalf of the Bernstein's and stated that because the house had to be rebuilt after a hurricane, a variance was approved for a garage at the front of the property.

Attorney Ron Kolins, representing the property owner, submitted signed petition letters from the neighbors agreeing to maintain their hedges for screening of this property.

Mrs. Bernstein addressed the Commission and presented photographs of the view from their second floor which showed the neighbors hedges screening their property.

Mr. Wheelock was opposed to making an exception to the policy that applicants of new construction must provide vegetative screening for the neighbors because it may be hard to

enforce this rule in the future. He also noted that it was requested, at the time the preliminary landscape plan was presented, to provide screening of the second floor from the neighbors.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO REQUIRE A DEED RESTRICTION THAT STATES THAT IF THE NEIGHBORS BUFFERING IS EVER REMOVED AND NOT REPLACED, THAT THIS APPLICANT WOULD THEN BE REQUIRED TO PLANT THEIR OWN BUFFER.

MOTION SECONDED BY MR. ZUKOV.

MR. WHELOCK OPPOSED.

MOTION CARRIED 6-1.

B114-07 Additions

Address: 1497 North Ocean Way
Applicant: William Browne
Architect: Fairfax, Sammons & Partners
Project Description: Partial interior renovation/two-story addition on the north side of main building/second story addition above existing garage and next to existing two-story house/new bay window at west elevation of existing two-story and new balcony addition at east elevation.

There were no ex parte communications disclosed regarding this project.

Architect Richard Sammons presented the proposed additions to the existing 1930's Marion Sims Wyeth house. A second story addition above the garage and a second story addition above the kitchen area will add guest bedrooms to the house.

Landscape Architect Mario Nievera proposed adding 20ft. high cocoanut palms with 16 ft. high calophyllum trees underneath to buffer the two-story additions.

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

MOTION SECONDED BY MS. DIVER.

ROLL CALL:

MR. FELDKAMP	YES
MS. DIVER	YES
MR. ZUKOV	NO
MR. STRAWBRIDGE	YES
MR. YOUCHAK	YES
MR. SMITH	NO
MR. WHELOCK	YES

MOTION CARRIED 5-2.

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A7-07 Architectural Embellishments

Address: 1356 North Ocean Blvd.
Applicant: John Timothy Gannon
Contractor: TD Gone Building G.C.'s Inc.
Project Description: We propose to embellish this existing Regency style home by adding decorative window and door surrounds using appropriate cast stone materials that will complement the near white body of the home.

This project was deferred from the November meeting for restudy.

Mr. Wheelock announced that the owner requests deferral to the January meeting.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

F. NEW BUSINESS - MINOR PROJECT

A8-07 Change of Roofing Material

Address: 120 North County Road
Applicant: Palm Beach Orthodox Synagogue
Contractor: Skyhigh Roofing
Project Description: "Re tiling mansard" (change to "S" roof tiles)

No one was present to represent this project.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

VIII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING ZONING AND BUILDING DEPARTMENT

Mr. Wheelock noticed that street signs were changed and red bows were stapled, with steel staples, to the palm trees all around town. He felt that an aesthetic board should review these changes.

Mr. Frank said that the Department of Transportation made changes to signage in the right-of-

ways.

Mr. Wheelock read a note from John Page stating that the bows were attached to the palm trees by the Public Works Department in cooperation with the South County Road Association.

Discussion took place regarding the Public Works Department's proposal to change the parking meters to one large meter for 10 parking spaces.

It was the consensus of the Commission that any aesthetic change in town should come before the Architectural or the Landmarks Commissions.

MOTION BY MR. SMITH THAT THE TOWN COUNCIL MAKE A POLICY THAT ARCOM BE INVOLVED WITH ANY AESTHETIC CHANGE THAT THE PUBLIC WORKS DEPARTMENT PROPOSES.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

IX. ADJOURNMENT

**MOTION BY MS. DIVER TO ADJOURN THE MEETING AT 12:22 P.M.
ALL COMMISSIONER'S WERE IN FAVOR OF THE MOTION.**

The next meeting of the Architectural Commission will be held on Wednesday, January 23, 2008 at 9:00 a.m.

Respectfully submitted,



Morgan Dix Wheelock, Chairman

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

NAME - FIRST NAME - MIDDLE NAME STRABRIDE W. J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARC	
MAILING ADDRESS 134 GILBERT		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY P.B.	COUNTY P.B.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 12/20/07		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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

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

• A copy of the form must be provided immediately to the other members of the agency.

• The form must be read publicly at the next meeting after the form is filed.

RECEIVED
JAN 30 2008
TOWN CLERK

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, W. STRAUSS, hereby disclose that on 12/20/08:

(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:

REAL ESTATE BROKER
Re. 1275 South Ocean Blvd, Palm Beach, FL.

Date Filed

1/20/09

Signature

[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

LAST NAME - FIRST NAME - MIDDLE NAME STRABRIDGE W. J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE TRC	
MAILING ADDRESS 434 CHIL EAU		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PB	COUNTY PB	☒ CITY	☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 12/20/07		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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

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

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

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- 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, W. STRAUBER, hereby disclose that on 2008:

(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.

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REAL ESTATE BROKER
Re: 1275 South Ocean Blvd, Palm Beach, FL.

Date Filed

1/20/08

Signature

[Signature]

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