



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, OCTOBER 25, 2006
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

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

II. ROLL CALL:

Morgan Dix Wheelock, Chairman
Nikita Zukov, Vice-Chairman
William P. Feldkamp, 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
Mark Bennett, Alternate Member
John C. Randolph, Town Attorney
Veronica B. Close, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

None.

III PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV APPROVAL OF THE MINUTES FROM THE SEPTEMBER 27, 2006 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/REMOVALS

B42-06 /SPR9-06 Generator Screen

Address: 425 Worth Avenue
Applicant: The Villas, Inc.
Engineer: Brannon & Gillespie
Project Description: Construct screen wall for emergency generator.

This project was deferred from the June meeting for restudy, deferred from the July and September meetings at the attorney's request and deferred from the August meeting as no one was present to represent the project. It was deferred from the September meeting at the applicants request. The attorney requests deferral to the November meeting.

MOTION BY MR. SMITH TO REMOVE PROJECT NUMBER B42-06 FROM THE AGENDA.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B57-06/V30-06 Demolition & New Residence

Address: 1141 North Lake Way
Applicant: 1141 North Lake Way, Inc., William Elias, President
Architect: John Bellamy & Jeffrey D. Brassuer
Project Description: Demolition of existing two-story residence. New two-story residence with a pool.

The demolition was approved at the July meeting and the new construction was deferred for restudy. The project was approved at the August meeting with the provision to bring back detailed drawings and building samples. The project was deferred from the October meeting at the property owner's request. The Applicant requests deferral to the November meeting.

B90-06 Landscape & Hardscape

Address: 1141 North Lake Way
Applicant: Mr. William D. Elias
Architect: Morgan Wheelock, Inc.
Project Description: Proposed pool and pool deck, water feature with runnel, water features, motorcourt, site walls, pilasters and new landscaping.

The Landscape Architect requests deferral to the November meeting.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B92-06 Replacement-Addition

Address: 105 Banyan Road
Applicant: Dean and Michelle Vlahos
Architect: Mike Johnson
Project Description: Demolition of existing west wing, proposed new west wing, replacement of existing windows and new openings at an exterior loggia. Paint house white, doors and windows green.

The architect requests removal from the agenda.

MOTION BY MR. SMITH TO REMOVE PROJECT B92-06 FROM THE AGENDA.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects.

B11-06/SPR 5-06 Building Renovations (Demolition & Rebuild)

Address: 2842 South Ocean Boulevard
Applicant: City National Bank of Florida
Architect: Oscar Garcia
Project Description: This project is to convert an existing 134-room hotel into a 107-room condominium hotel. The building will be completely renovated, including the demolition and reconstruction of the entire interior and exterior walls, and the addition of a partially sunken 220-space parking structure to replace the existing 144-space surface parking lot. The swimming pool will be relocated to the 4th floor of the building and new tennis courts will be built on top of the new parking structure. With the new parking structure, the proposed entry drive will ramp up to the new lobby entry level. This building will remain five stories over a basement. The overall building height and widths will not change. We are proposing glass railings, light stucco and stone for the alteration of the existing building.

This project was deferred from the February, March and September meetings as no one was present to represent the project. It was deferred from the May and July meetings for restudy and deferred from the June meeting at the applicant's request. It was deferred from the August meeting pending Town Council action.

No one was present to represent the project.

Ms. Close stated that this project was deferred to the December Town Council meeting and that it will come back with a new design. She thought that this project should be re-advertised because it has been changed substantially.

**MOTION BY MR. SMITH TO REMOVE PROJECT B92-06 FROM THE AGENDA.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B54-06/V23-06 Demolition & New Residence

Address: 1473 North Ocean Blvd.
Applicant: Stanley N. and Gay H. Gaines
Architect: Mark Marsh, Bridges, Marsh & Associates
Project Description: Demolition of existing structure and construction of new 8,347 square foot home and addition of a 4,474 square foot pool house to existing guest house.

This project was deferred from the July and August meetings because the notification of the proposed demolition had been overlooked in the original application. The project was deferred from the September meeting at the attorney's request.

The architect requests removal from the agenda.

**MOTION BY MR. SMITH TO REMOVE PROJECT B54-06 FROM THE AGENDA.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

Note: The next two projects were presented together.

B84-06/SP17-06 Awning

Address: 100 Royal Palm Way PH-2
Applicant: Desmond and Dorothy Heathwood
Contractor: American Awning
Project Description: Awning

There were no ex parte communications disclosed regarding this project.

No one was present to represent the project.

**MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE NOVEMBER MEETING.
MOTION SECONDED BY YOUCHAK.**

Mr. Frank recommended that items B84-06 and B85-06 be deferred to the end of the agenda because the meeting was moving along very quickly.

**MR. FELDKAMP WITHDREW HIS MOTION.
MR. YOUCHAK WITHDREW HIS SECOND.**

MOTION BY MR. FELDKAMP TO DEFER PROJECTS B84-06 AND B85-06 TO THE END OF THE MEETING.

MOTION SECONDED BY MR. ZUKOV

MOTION CARRIED UNANIMOUSLY.

This project was called to the table after item number 93-06.

Again, no one was present to represent the project.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Attorney Peter Broberg was present at the end of the meeting and requested reconsideration of the motion to defer project B84-06 and B85-06 to the November meeting.

MOTION BY MR. FELDKAMP TO RECONSIDER AND BRING BACK TO THE TABLE PROJECTS B84-06 AND B85-06.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Attorney Peter Broberg proposed awnings for two penthouses in the 100 Royal Palm Way condominium building.

There were opposing opinions regarding the necessity of having permanent awning structures versus retractable awnings. It was thought that pictures of the building should be presented to determine if the awnings are compatible with the architecture.

MOTION BY MR. SMITH TO RECOMMEND TO THE TOWN COUNCIL THE IMPLEMENTATION OF THE PROPOSED VARIANCE FOR ITEM NUMBER B84-06 AND B85-06 WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MS. DIVER.

ROLL CALL:

MR. SMITH YES

MS. DIVER YES

MR. ZUKOV NO

MR. FELDKAMP YES

MR. STRAWBRIDGE YES

MR. YOUCHAK NO

MR. WHELOCK NO

MOTION CARRIED 4-3.

MOTION BY MR. SMITH TO DEFER THE PROJECTS B84-06 AND B85-06 TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. ZUKOV.

MR. STRAWBRIDGE OPPOSED.

MOTION CARRIED 6-1.

B85-06/SP18-06 Awning

Address: 100 Royal Palm Way PH-4
Applicant: Thomas and Carol Swan
Contractor: American Awning
Project Description: Awning

Please see discussion regarding this project under item number B84-06.

B86-06/V36-06 Loggia

Address: 665 North Lake Way
Applicant: Trina Lane
Architect: Ames Bennett
Project Description: Construct an open loggia where an awning was formerly located on the west side of the existing house.

There were no ex parte communications disclosed regarding this project.

Architect Ames Bennett asked that the project be called later in the meeting as the attorney was not present to represent the project.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. SMITH.

MOTION CARRIED UNANIMOUSLY.

This project was called to the table after item number B84-06.

Attorney Maura Ziska introduced property owner Trina Lane, Architect Ames Bennett and Designer Michael Perry.

Mr. Perry proposed replacement of an awning that had been destroyed by a hurricane with a loggia structure. Architect Bennett noted that the loggia will cover about eighteen inches from the edge of the swimming pool.

It was thought that the loggia did not add any architectural value to the house.

MOTION BY MR. SMITH TO RECOMMEND TO THE TOWN COUNCIL THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

No motion was made relative to the architecture of the loggia, but Mr. Randolph stated that if the applicant receives the variance, then they will come back for ARCOM approval.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B64-06 Addition

Address: 577 East Woods Road
Applicant: Lois Umbach
Architect: Theodore E. Davis
Project Description: Adding second story reading loft, ground floor family room and exercise room to existing home.

This project was deferred from the July meeting for restudy. It was deferred from the August meeting at the staff's recommendation. It was deferred from the September meeting as no one was present to represent the project.

No one was present to represent the project.

MOTION BY MR. SMITH TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B78-06 Demolition of an Apartment Building

Address: 319 Chilean Avenue
Applicant: Richard P. Myers and Edwin R. Meyers
Contractor: Complete Property Management Inc.
Project Description: Demolition of a two-story apartment house.

This demolition was approved at the September meeting with the provisions that there is no objections from the neighbors.

There were no letters received or persons in the audience objecting to this project.

**MOTION BY MR. FELDKAMP TO CONFIRM APPROVAL OF THE DEMOLITION.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

C. NEW BUSINESS - MAJOR PROJECTS

B87-06 New Residence

Address: 1530 North Lake Way (will be changed to 300 Caribbean Rd.)
Applicant: 1530 North Lake Way, LLC
Architect: Ames Bennet (MPerry Design)
Project Description: New two-story Island Colonial style residence.

Ms. Diver, Mr. Feldkamp, Mr. Zukov said they met with the architect and discussed the plans. Mr. Wheelock said he met with the architect and visited the site.

Architect Ames Bennett turned the presentation over to Designer Michael Perry. Mr. Perry stated that the proposal is a two-story Colonial style residence facing Caribbean Road. The curb cuts will be removed and a hedge will be planted along North Lake Way to screen the garage doors from the road. The roofing material will be concrete tiles resembling wood shingles. Impact windows and operable Colonial shutters in a cedar green color will also be used for this project. Because the shutters on the second floor appeared to overlap the side of the building, it was suggested moving the windows closer together. Also, it was asked to extend the parapet at the breakfast room rather than cut the pitched roof off where it meets the building.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE CHANGE TO THE FRONT WEST SECOND FLOOR WINDOWS AND WITH THE CHANGE TO THE ROOF ON THE BREAKFAST ROOM.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B88-06/SP7-05 Demolition & New Hotel /Landscape

Address: 215 Brazilian Avenue
Applicant: Ajit Asrani
Architect: Rafael Cruz-Munoz
Project Description: Demolition of existing building and rebuilding within approved footprint.
Landscape/hardscape for new hotel project. (Note: This will be the final presentation for landscaping)

Ms. Diver, Mr. Zukov and Mr. Youchak said they met with the owner and the architect and discussed the plans. Mr. Wheelock said he met with the landscape architect and discussed the plans.

The following is a verbatim transcript.

Planning Administrator Tim Frank: Just a short comment, while we were studying this project overall, we found that although landscaping had been presented on the project piece meal with the other presentations, there has not, to this date, been a formal presentation of the landscaping plan. So that's basically the only item that remains for your approval. This would be final landscape approval.

Landscape Architect Mark Jacobsen: I am representing the Plaza Inn. We are located on Brazilian Avenue. I will start out by showing you the rendering of the project. This is from the front, Brazilian Avenue perspective. As you can see, we have a site wall along the front property line with a clipped hedge in the foreground. We have an access to the garage, the parking is located underneath the building. This is a three-story hotel. We have a Porte Cochere, although we don't have an extending canopy that is flush against the building, I'll show you in the site plan or rendered landscape plan. This of course is the building. We have a single lane access drop-off to the front of the hotel. We continue a series of walls and columns along the front perimeter, they are set back three-feet so we can go up to a six-foot height. We also have an additional curb cut here for ingress and egress to the parking garage which is below. If you're familiar with the project, the line of parking basically falls within a five-foot perimeter of the entire site. There are a couple of patches here that are landscaping a grade, as well, in this location. What we have proposed is a very formal, clean and relatively simple plan. We have a formal access starting on the pool which is approximately 17' X 50'. It ends on a formal lawn and terminates on a wall fountain. And, I can show you some of the images that we're looking at for some of those details. This portion of the site, right here, we go up an additional two-feet above the parking garage so that when we do landscaping on this side we can plant lawn and some low shrubs and not have to have raised planters. We do however, in locations where we have matched date palms need to have raised planters, in this location they will protrude two-feet above grade and in locations where we are directly on top of the garage they will be four-feet above the structural slab. We are planning on discussing the entrance, the ingress and egress to the garage with a roof

structure and a trellis with vines. The perimeter of the project is buffered from its adjacent property. We have a series of palm groupings on each corner, cocoanut palms to be specific with matched date palms coming down the side. We also have a tall ficus hedge that is being proposed for the perimeter and in addition to a perimeter wall. We have lanai terraces that are at the ground level of the hotel building, five on each side. There are small terraces with lounge chairs, maybe a table and chairs. These five units have access to the pool deck that steps up a couple of feet because we raised this area up two-feet above the parking structure. So we have an upper terrace and sort of this lower terrace. The pool is dictated, and a lot of our planning is dictated by what happens in the garage below. In order for us to penetrate the slab with the swimming pool we had to work it out with the arrangement of the parking. We think it will be a nice backdrop to have this roof and trellis feature as you're looking in that direction. On the east side of the building there is a service driveway, we have an outdoor terrace for hotel dining, in and out. I'll show you the next board which is how the landscaping addresses the building from both the street and the west property side. As you can see along the street, we anchored the corners of the property with a group of cocoanuts, we create our formal arrangement with canary island date palms across the front. We have a couple of opportunities to accent the corner of the building with some tall slender palms and again we have seasonal color in the foreground, some clipped bougainvillea trees and a clipped ficus hedge in front of the wall, back dropped by a series of small clipped trees. On the pool side you'll see that this section elevation starts at the street with our perimeter wall comes over to a raised planter. For these palms we take the cavity of the pool, this is all at one elevation, and at this point which happens to be the major access from the building, we step up to a raised level and we end on a trellised water feature, on this location. (He presented photographs of some of the stone element features). I brought some samples of the paving material, it's going to be tumble travertine in a couple of different shades ranging from Mediterranean ivory, to an Italian dark, which is sort of a beige buff color. We're also using a tumble travertine which is a modeled random pattern. I have a landscape plan which specifies all of the plant material, the quantity, their locations, planting details, etc. We have also proceeded with the beginnings of our construction documents for the hardscape plan indicating the heights of planters, etc. I'll end up by showing you the rendering that was done for the pool area, sort of a perspective looking from the south west. Some of the materials that we are showing, I brought some boards and I think one of these pavers, but this is a variety and they're fairly neutral colors, but given the fact that we have a small area on the pool deck we want to do some slight pattern variations, but not a lot of heavy dense color.

Conversation took place between the commission members and the landscape architect at this time

Mr. Frank: Mr. Chairman, if I can interject right now this project is extremely complex as you might imagine. This would conclude the total presentation. However, the first presentation was approved in October of last year, so it needs an extension which I just talked to the owner, and Ralph Cruz-Munoz is going to be he. He is on his way from Miami and he's delayed by traffic on I95 and our meeting has moved rather quickly. If you approve the landscape plan, I'll ask for

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a deferral until later in the meeting so we can consider the extension of this project, because that's also a part of this request.

Mr. Wheelock: Mr. Frank let me just ask you a question, last October we had the hurricane and we did not have a commission meeting, so it would be November that it was approved, so that's not a year yet. But, I would say it would be prudent to get the extension now while the architect was going to be here so that we can have the whole thing.

Mr. Frank: I wanted the commission to see the project in its entirety so there would be some continuity.

Mr. Asrani: Good morning gentlemen. Extremely sorry for the fact that my architect is not here, he is on his way, he should be here around 10:00 a.m. This is our third appearance. The first one was for demolition and a general presentation to see your reaction to an initial show. At that time we were approved for demolition. And I believe that was some time in early 2005. And, now we need an extension for the demolition of this project to mid next year. Which is the time after April that we can do anything of a major sort from what I understand. The landscape and hardscape have been presented beautifully by Mr. Jacobsen. My architect should be here shortly. I would appreciate it if you could continue it so that we can finish this project and start moving forward. We are running out of time I'm afraid, so any help you can offer us would be greatly appreciated.

Mr. Zukov: Can we vote for six months extension right now?

Mr. Youchak: that is what we have commonly done in the past.

Mr. Wheelock: I don't know why we need the architect.

Mr. Youchak: I don't either. Mr. Asrani, are there any changes to the architecture?

Mr. Asrani: Not really, I have met with most of you along with the architect and you pretty much know what is on the agenda other than . . .

Mr. Zukov: I move that we give him six month's extension.

Mr. Youchak: I second that.

Mr. Wheelock: For demolition?

Mr. Youchak: For demolition

Mr. Asrani: I think the demolition, six months would take me to March and I don't think we can

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do anything until April. Is that correct, Veronica?

Ms. Close: No. I think actually it takes you to May, but keep in mind that his extension is only until he submits a building permit application, not until he does any work. So once he submits his permit application, which he can do any time between now and May, then he has met his six-month extension.

Mr. Youchak: And you twelve months to start construction.

Mr. Wheelock: We have a motion and a second, all in favor?

Commissioners: Aye.

Mr. Wheelock: Ok, that motion carried now we need a motion on the landscape.

Mr. Wheelock: Opposed?

Mr. Zukov: I move to approve landscaping as presented.

Mr. Youchak: Second.

Mr. Wheelock: We have a motion and a second, all in favor?

Commissioners: Aye.

Mr. Wheelock: Opposed?

Mr. Wheelock: The motion is approved and you have your extension and approval of landscape.

Mr. Asrani: And hardscape.

Mr. Youchak: And hardscape.

Mr. Asrani: And the architecture as well?

Mr. Youchak: Yes.

Mr. Asrani: Thank-you gentleman.

**(MOTION BY MR. ZUKOV TO GIVE THEM A SIX MONTH EXTENSION.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY).**

**(MOTION BY MR. ZUKOV TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY).**

B89-06 Demolition and New Residence

Address: 218 La Puerta Way
Applicant: Ocean Way LLC
Architect: Smith and Moore Architects
Project Description: Six month extension to a previous ARCOM approval for demolition of an existing residence and construction of a new two-story residence.

There were no ex parte communications disclosed.

Architect Harold Smith requested six months extension on the ARCOM approval of this project.

Mr. Youchak remarked that there have been several requests for project extensions recently. Mr. Strawbridge thought it was a result of the hurricanes. Mr. Feldkamp noted that since the construction documents have been prepared, the applicant deserves a six-month extension. Ms. Close said that the policy has been to see all of the plans again giving the Commission and the residents the opportunity to make any comments about the project. Mr. Frank pointed out the ARCOM approval expires after one-year and they may need to redesign the project to meet to meet the current code.

MOTION BY MR. YOUCHAK TO APPROVE THE PROJECT FOR AN ADDITIONAL SIX MONTHS.

MOTION SECONDED BY MR. FELDKAMP.

ROLL CALL:

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

MOTION CARRIED 4-3.

B91-06 Landscape & Hardscape

Address: 575 Island Drive
Applicant: Mr. Alan Bernon
Architect: Morgan Wheelock, Inc.
Project Description: Proposed new pool and pool deck, water feature, site walls and pilasters, motorcourt and new landscaping.

Ms. Diver said she spoke with some of the neighbors and discussed the project. Mr. Wheelock declared a Conflict of Interest, passed the gavel to Vice-Chairman Zukov and left the dais during the review of this project.

Landscape Architect Don Skowron presented the landscaping which included two Japanese blueberries flanking the property at the opening. A group of Alexander and adonidia palms will be planted at the south east side of the property.

William Lickle, 568 Island Drive, stated that the condition of the property a year after Hurricane Wilma, is still in poor condition.

Mr. Skowron said the owners are still looking for a contractor to demolish the house. The presentation today is for the landscape and hardscape for the proposed new construction.

Mr. Frank said the applicant is probably looking for an extension of the previous approval of the building next month. The project before the commission today is for the final landscaping. And, the concerns of the neighbors are code enforcement issues.

Architect Harold Smith, with the architectural firm of record, was in the audience at this time and was asked when the project was originally approved. Mr. Smith thought that it had been approved in December 2005.

Note for the record: The original ARCOM approval for the new construction was November 17, 2005.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B93-06 Landscape and Hardscape

Address: 3000 South Ocean Blvd.
Applicant: Premier Palm Beach L.P. and Bellaria Condominium Assoc.
Architect: Design Studio Boca
Project Description: Landscape and hardscape.

Mr. Wheelock said he visited the site and met with the landscape architect.

Mark Kempner, representing Premier Palm Beach, stated that this project consists of two buildings. As it turned out they received landscape approval for one building and not the other. The landscaping work has been done and they are here today to request approval so that they can finalize the project.

Landscape Architect Mark Jacobsen presented photographs of the landscaping and hardscaping.

Responding to Ms. Diver's objection to the white metal picket fence between the building and the beach, Mr. Kempner stated that the fence is for security reasons.

To make the fence less objectionable, it was suggested to paint it black, plant bougainvilleas every twenty-feet, and add small plants along each side of the fence.

Mr. Jacobsen offered to plant Indian hawthorne, green island ficus, green buttonwood and clumps of thrinax/thatch palms along the length of the fence. Larry Plympton of the Public Works Department asked Mr. Jacobsen to remove three sable palm trees from the landscape plan in order to access the diesel fuel tank on the side of the lift station.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE EXCEPTION OF THE FENCE AREA AND REQUEST THAT IT BE BONDED OUT UNTIL A SOLUTION IS ACCEPTED.

SUBSTITUTE MOTION BY MS. DIVER TO APPROVE THE LANDSCAPE AND HARDSCAPE WITH THE CHANGES OF THE FENCE BEING PAINTED BLACK AND TO PLANT MEANDERING SALT TOLERANT PLANTS ALONG BOTH SIDES OF THE FENCE.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

D. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None.

E. NEW BUSINESS - MINOR PROJECTS

None.

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

Mr. Wheelock suggested that the Commission, in a public meeting, visit two sites with outdoor lighting. One of the sites will have appropriate amount of light and the other site will represent over lighting. The commission will be provided with foot candle measurements for each site which will give them a measurement for approval or disapproval for future lighting projects.

Mr. Wheelock explained that site walls are now required when the land is being raised in order to construct new buildings. Therefore, the Commission can require hedges to be planted after the wall is built. For demolition projects, they may require a six-foot screen to be erected until the wall is built.

Discussion took place regarding dead trees around town. Ms. Close informed the commission that code compliance letters have been mailed to property owners with dead trees on their property. She said she would notify the Public Works Department of the dead trees on town property. Mr. Feldkamp commented that it would be nice to have signature trees planted along some of the streets in town. Ms. Close recommended having a representative from the Public Work's Department attend the next ARCOM meeting to answer any questions they may have regarding trees.

Mr. Zukov passed out photographs of a house on North Lake Way that he said has been under construction for four years. Ms. Close said the Building Department will look at the possibility of having a construction fence erected around this project.

IX ADJOURNMENT

The meeting was adjourned at 11:32 a.m.

The next meeting of the Architectural Commission will be held on November 17, 2006 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Morgan Dix Wheelock', with a stylized, flowing script.

Morgan Dix Wheelock, Chairman

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

NAME—FIRST NAME—MIDDLE NAME VHELOCK MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PAUM BEACH	COUNTY PB	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED OCTOBER 25 2000		NAME OF POLITICAL SUBDIVISION: PAUM BEACH	
		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 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.

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, MORGAN DIX WHEELCOCK, hereby disclose that on October 25, 192006:

(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:

*575 Island drive.
My office is the Landscape Architect*

Date Filed

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.

575 ISLAND DR

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

NAME—FIRST NAME—MIDDLE NAME HEELOCK MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PAUM BEACH	COUNTY PB	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED OCTOBER 25 2000		NAME OF POLITICAL SUBDIVISION: PAUM BEACH	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

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

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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.

☒ **I INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE 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.

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- ☐ 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:

575 Island drive.

My office is the Landscape Architect

October 25 2006
Date Filed

M. Wheelcock
Signature

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