TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, SEPTEMBER 27, 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
Mark Bennett, Alternate Member
Samuel M. Boykin, Alternate Member
Sterling E. Clarke, Acting Town Attorney
Timothy M. Frank, Projects Administrator
Gretchen Dayton, Recording Secretary

ABSENT:
Kenn Karakul, Alternate Member (unexcused)

III PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV APPROVAL OF THE MINUTES FROM THE AUGUST 27, 2006 MEETING.

MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES.
MOTION SECONDED BY MS. DIVER.
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

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 attorney for the applicant requests deferral to the October meeting.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE OCTOBER MEETING.
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 and March 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 revised plans were received by staff prior to the meeting.

No one was present to represent this project.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE OCTOBER MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B30-06\SP 7-06 Building Alterations

Address:	380 South County Road
Applicant:	Rhino Real Estate, Inc.
Architect:	Smith and Moore Architects
Project Description:	Alterations to an existing two-story bank/office. Reconfiguration of the roof structure, window and door replacement and reconfiguration, addition of a limestone base, pilasters, cornice and window sills and surrounds. Change of second floor use from professional office to bank office.

This project was deferred from the May, June, July and August meetings for restudy.

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

Architect Harold Smith presented the revised project to the Commission. He indicated that the bullnose awnings were replaced with square awnings, the windows were squared off and rustication was added around the first floor of the building. He presented a sample of the clear plexi-glass sign with a large, red, raised letter "C", which is the bank's trademark. One of the signs will be suspended between two columns above the entry.

It was remarked that the building was a mediocre Mediterranean style of architecture proposed for the Historic Town Square. It was also felt that in the future, if a Mediterranean building is to be done, that it be a real reproduction and true to its period which would include dividers in the windows. The plexi-glass sign was thought to be inappropriate. The architect was asked to

consider making the sign one-dimensional with an opaque backing.

Mr. Frank asked the Commission to please be specific regarding the design of the sign.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE CHANGE THAT THE SIGN RECEIVES AN OPAQUE BACKING.
MOTION SECONDED BY MS. DIVER.
ROLL CALL:

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

MOTION CARRIED 5-2.

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 meeting at the attorney's request and deferred from the August meeting as no one was present to represent the project.

Chairman Wheelock announced that he was notified that the applicant requests deferral to the October meeting.

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

B56-06/ SPR13-06 Site Revisions

Address:	300 Seminole Avenue
Applicant:	Il Lugano Condominium
Architect:	Brower Architectural Associates
Project Description:	reconfigure parking at interior entry to allow for wider turns in and out of the port cochere. This will require the relocation of two parking spaces and the reduction of the landscape island immediately opposite the entry. A fountain and new landscape will be placed in the new island. An accessory structure to enclose a generator within the rear yard setback is being proposed of concrete block and smooth stucco. The roof will be concrete with a canvas top matching the canvas roofs of the existing cabanas.

The site plan was approved and the generator portion of the project was deferred for restudy from the July meeting. It was deferred from the August meeting at the architect's request.

Mr. Wheelock said he spoke with the architect regarding the project.

Architect Ken Brower presented a site plan showing the relocation of the generator to the far north east side of the property. This location was accepted by the Park Regent Condominium Association, the condominium next door. In addition, they hired an acoustical consultant to measure the decibels of the generator. That reading was 55 decibels at the property line which meets the town code requirements. The Fire Marshall asked them to move the generator building farther to the east because there was not enough access area for emergency vehicles. He noted that the plans on file with the town do not reflect this change.

Landscape Architect Brian Vertesch, with Sanchez and Maddox, presented elevation drawings of the existing hedging and site walls. He indicated that additional screening will include vines covering the building.

Attorney Maura Ziska explained that they are seeking two variances, a 44' street side yard setback in lieu of 56' minimum that is required and a rear yard setback of 10' in lieu of the required 30'.

Attorney Greg Young, representing Park Regent Condominium Association, stated that the condominium was satisfied with the relocation of the building. They were pleased that the generator meets the sound requirements and that the louvers were moved to the other side of the building.
Mr. Youchak asked the architect to assure the Commission that the louvers on the generator building will not be seen from the corner of Seminole Avenue and Bradley Place at a pedestrian level.

Mr. Vertesch pointed out that there are two layers of hedges and a wall between the generator and the sidewalk.

Mr. Youchak asked the Town Council to consider the hours of operation, as they did for the Palm Beach Towers, from11:00 a.m. and 2:00 p.m.

MOTION BY MR. ZUKOV THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE IMPACT TO THE SUBJECT PROPERTY.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. YOUCHAK TO APPROVE THE PROJECT WITH THE ARCHITECT'S ASSURANCE THAT A SIX-FOOT TALL HEDGE WILL BE PLANTED FROM THE PILASTER TO THE EDGE OF THE BUILDING.
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.

Chairman Wheelock announced that the property owner had requested deferral to the October meeting.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE OCTOBER MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

B71-06/V31-06 Addition

Address:	911 North Ocean Blvd.
Applicant:	Joan M. Goodman
Architect:	Randall Dubois
Project Description:	Construct a new two-story addition adjacent to the existing two-story residence.

This project was partially approved with the provision to present the requested minor changes.

Architect Randall Dubois pointed out the three areas the Commission wanted to be restudied. First, the windows on the second floor were removed. Second, the roofing material on the sky bridge was changed from a copper material to painted stucco. And finally, the fenestration on the skybridge was adjusted to relate to the center line of the driveway.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.

B72-06/V32-06 New Residence

Address:	2310 South Ocean Blvd.
Applicant:	Craig and Stacy Martone
Architect:	The Lawrence Group Architects
Project Description:	Demolition of an eight-unit hotel structure and construction of a two-story single family house. Approval was previously granted to remodel the existing hotel envelope. The proposed structure is a simple Mediterranean building with keystone trim, wood outlookers and a two-car garage.

Demolition was approved at the August meeting and review of the new residence was deferred for restudy.

Architect Eugene Lawrence presented revised elevation drawings showing the arch of the entry lowered, matching head heights of the second floor windows, and arches added over the French doors.

Mr. Wheelock said the architect did a nice job with this project and that it will be a beautiful addition to the street.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

B79-06 /V35-06 Generator Screening

Address:	270 Kawama Lane
Applicant:	Rengla LLC
Architect:	Gerelco, Inc.
Project Description:	Installation of generator, concrete pad and screening.

Mr. Wheelock declared a Conflict of Interest, passed the gavel to Vice Chairman Zukov and left the dias during the presentation.

Attorney Tim Hamlin, representing the applicant, explained that they request a variance for the generator in order to locate it 15' from the side yard setback instead of the 25' required by the code. They request a variance from the approved location because the electrical box is very far away and it would be costly to run the electric line that far. Furthermore, the proposed location would reduce the noise level for two of the neighbors.

Landscape Architect Don Skowron presented photographs of the existing vegetation and noted that there is a substantial hedge at the corner of Kawama Lane and North Lake Way. There are two 6'4" tall property walls making it impossible to see the generator.

Mr. Smith supported the variance request as the generator would be totally screened and locating it near North Lake Way would eliminate any noise issues.

MOTION BY MR. SMITH TO RECOMMEND TO THE TOWN COUNCIL THAT THERE WILL BE NO NEGATIVE IMPACTS TO THE SUBJECT PROPERTY.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None.

C. NEW BUSINESS - MAJOR PROJECTS

B36-06 New Residence

Address:	1558 North Ocean Way
Applicant:	James S. and Helen E. Cunningham
Architect:	Jim Stergas
Project Description:	New construction of a residence.

Demolition was approved at the May meeting. The project was deferred from the June and July meetings at the architect's request and the review of the new residence was deferred for restudy from the May and August meetings.

Ms. Diver, Mr. Feldkamp, Mr. Wheelock and Mr. Zukov said they met with the architect and reviewed the design. Mr. Bennett said he communicated with the architect via e-mail.

Architect Jim Stergas recalled comments made by the commission at lthe last review which were, the garage detracted from the entrance and the tower needed to be restudied. They considered these comments and developed a motor court area in front of the garage and reduced the impact of the tower element by making it square.

Landscape Architect Emily O' Mahoney presented overlay elevation drawings of the landscaping and indicated that most of the vegetation was kept at the front of the property after demolition. Beyond the hedge at the street, smaller palms will flank the front entry and cocoanut palm trees will continue around the garage. At the owner's request, bougainvilleas will be planted along the site wall.

Mr. Wheelock commented that there have been many deferrals within the last several months and each one that has come back, has been an immense improvement. Even though it seems a nuisance to come back each month, he believed that these projects have been beautifully enhanced and this project is a perfect example of that.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

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 and it was deferred from the August meeting at the staff's recommendation.

Mr. Frank noted that the original proposal required a variance, but it could be redesigned to meet the zoning codes.

There were no representatives in the audience to present this project.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE OCTOBER MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B69-06 Landscape & Hardscape (Building Color)

Address:	125 Seminole Avenue
Applicant:	Taja Realty Trust
Landscape Architect:	James Towery & Associates
Project Description:	Proposed planting and hardscape design.

The landscape project was deferred from the July meeting for restudy and it was asked to bring the building color back for review. The landscape and hardscape were approved and the building color issue was deferred from the August meeting.

Architect Harold Smith gave the Commission an agreement signed by the building owner and the neighbors. This agreement specified that the building color will be cream, the roof will be painted white and the front door will be stained dark mahogany.
Mr. Wheelock commented that the original proposal was a nice attempt to propose a different style of architecture and one that was historically correct, but the neighbors objected to the project and that is what this process is all about.

MOTION BY MR. ZUKOV TO APPROVE THE COLOR SCHEME OF THE BUILDING.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.
(Note: The written agreement between the neighbors is attached to these minutes)

B73-06 New Residence

Address:	601 Island Drive
Applicant:	Premier Holding Group, LLC
Architect:	The Lawrence Group Architects
Project Description:	Demolition of a one-story building and the construction of a two-story Bermuda style house.

Demolition was approved and the review of the new building was deferred for restudy from the August meeting.

Architect Eugene Lawrence presented revised drawings reflecting the Commission's comments from last month. The quoins were removed, the main arch of the entry was lowered matching the height of the arched windows and the shutters were eliminated on the sides of the building.

Mr. Feldkamp suggested eliminating the first floor window on the staircase element and replacing it with scored stucco.

The balcony above the entry appeared to be resting on top of the arch. And, because the balcony has no function, it was asked to remove it and replace the French doors with windows.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE WINDOW TO THE RIGHT OF THE DOOR, REMOVE THE BALCONY OVER THE FRONT DOOR, REPLACE THE FRENCH DOOR OVER THE FRONT DOOR WITH A WINDOW THAT MATCHES THE OTHERS.
MOTION SECONDED BY MR. ZUKOV.
ROLL CALL:

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

MOTION CARRIED 5-2.

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 project was deferred from the August meeting as no one was present to represent the project.

Mr. Wheelock said he received a telephone call from the neighbor and visited the site.

Chairman Wheelock informed all persons present that this project was not advertised properly. The property that was marked, was the street to the south, 319 Peruvian Avenue and not 319 Chilean Avenue. Some of the neighbors were not notified of this proposal. Therefore, he suggested that this be an informal review.

Attorney Joel Koeppel presented the demolition proposal. He indicated that there is a building in the back of the property which is attached to a building on the neighbor's property. This accessory building is not part of the demolition proposal. They plan to demolish the building facing Chilean Avenue and create a back yard for the lot to the north.

Mr. Frank noted for the record that primarily the code does not allow an accessory structure to remain on a piece of property unless it is tied together with another property. He met with Zoning Administrator Paul Castro and they determined that because the accessory structure is attached to a building on the neighboring lot, a Unity of Title would not be required for the accessory building.

MOTION BY MR. FELDKAMP TO APPROVE DEMOLITION OF THE BUILDING FACING CHILEAN AVENUE WITH THE PROVISION THAT THERE IS NO PUBLIC COMMENT AT THE NEXT MEETING REQUIRING ANY RECONSIDERATION OF THE DEMOLITION.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

B80-06 New Residence

Address:	516 South Ocean Blvd.
Applicant:	Mr. John Scarpa
Architect:	Smith and Moore Architects
Project Description:	New two-story Italian Renaissance design with a three-car garage.

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

Architect Jon Moore proposed a two-story Italian Renaissance style residence with a one-story cabana. The site plan included a central motor court at the front and a driveway leading to the garage at the rear. The building materials will include cast stone quoins, cast stone rustication at the base of the house, cast stone balustrades and clay barrel roofing material. The doors and windows will be mahogany impact units and the windows will be casement.

The Commissioner's agreed that this project was well done.

Mr. Feldkamp liked the belvedere and thought the architect may want to simplify the cornice and shorten the overhang slightly.

Discussion took place regarding back-up area at the garage as well as leaving enough room for landscape buffering along the property line. Mr. Moore agreed to move the garage one-foot to gain extra turnaround area.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION TO MOVE THE GARAGE ONE-FOOT TO THE SOUTH.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.

B81-06 Landscape & Hardscape

Address:	209 Mockingbird Trail
Applicant:	De Guardiola Residence
Landscape Architect:	Steven M. Dauber
Project Description:	Landscape/Hardscape

Mr. Wheeock said he visited the site.

Landscape Architect Steven Dauber proposed cocoanut palm trees at the driveway entrance. Also, a large ficus hedge will be planted along the east side of the property. The front driveway and motor court will consist of brick pavers and the rear hardscape will be all cast stone.

Mr. Dauber agreed to add traveler palms to the north property line for screening of the neighbors.

MOTION BY MR. FELDKAMP TO APPROVE THE LANDSCAPE AND HARDSCAPE PLAN WITH THE PROVISO TO ADD TRAVELERS PALMS ALONG THE NORTH PROPERTY LINE.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.

B82-06 Demolition & Landscaping

Address:	235 Via Vizcaya
Applicant:	Richard Kurtz
Architect:	Ralph Cantin
Project Description:	Demolition of existing residence and landscaping.

Architect Ralph Cantin proposed demolition of a 1936 Maurice Fatio house. He explained that not much of the original house was left after a major redesign in 1961. The property to the north, the next item on the agenda, will be tied to this lot with a Unity of Title.

Landscape Architect John Lang said that most of the landscaping is between the two sites, but both sites have substantial hedges along the front of them. He agreed to remove the driveways, but wanted to leave an existing gate and paving around a large banyan tree that will be retained on the lot.

Mr. Frank reminded the Commission that this particular street has been subject to a lot of demolition and new construction activity.

B83-06 Demolition & Landscaping

Address:	12 Via Vizcaya
Applicant:	Richard Kurtz
Architect:	Ralph Cantin
Project Description:	Demolition of existing residence and landscaping.

Mr. Cantin stated that this house was built in 1940 and it was designed by Gustav Maass. He indicated that several additions have been done over the years which altered the architect's original design. Thereby, the house has no architectural value.

MOTION BY MR. SMITH TO APPROVE DEMOLITION OF THE HOUSE LOCATED AT 235 VIA VIZCAYA AND THE HOUSE LOCATED AT 12 VIA VIZCAYA WITH THE PROVISION TO RELOCATE THE TREES ON THE LOTS, REMOVE THE DRIVEWAYS AND TO THE SOD OR SEED AND IRRIGATE THE PROPERTY

WITHIN 15 DAYS.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

D. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None.

E. NEW BUSINESS - MINOR PROJECTS

A14-06 Site Lighting

Address:	359 North Lake Way
Applicant:	Alfonso Fanjul
Contractor:	George Winterling Lighting
Project Description:	Upgrade outdoor lighting.

Lighting Consultant George Winterling stated that the site lighting will consist of 100 watt mercury vapor lighting fixtures. He proposed two lights per tree to illuminate the tree tops.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

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

Mr. Frank announced that a new form is being developed for project architects to sign at the end of major construction project.

IX ADJOURNMENT
The meeting was adjourned at 12:10 p.m.

The next meeting of the Architectural Commission will be held on October 25, 2006 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

T NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
WHEELOCK, MORGAN DIX	ARCOM
MAILING ADDRESS 301 AUSTRALIAN AVE,	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY PALM BEACH FL COUNTY	NAME OF POLITICAL SUBDIVISION: PALM BEACH
DATE ON WHICH VOTE OCCURRED 9-27-2006	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 ITE 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

079-06

I, MORGAN WHEELOCK, hereby disclose that on 27 SEPT, 2006:

(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:

270 Kawama Lane

This is my client: I am the Landscape Arch.

27 . 9 . 06
Date Filed

MWheelock
Signature

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

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

NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
SHEELOCK, MORGAN DIX	ARCOM
MAILING ADDRESS 301 AUSTRALIAN AVE,	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY PALM BEACH COUNTY FL	NAME OF POLITICAL SUBDIVISION: PALM BEACH
DATE ON WHICH VOTE OCCURRED 9-27-2006	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

rson holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure h 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).

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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.

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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.

OU 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.

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

07A-06.

I, MORGAN WHEELOCK, hereby disclose that on 27 SEPT 2006:

(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:

270 Kawama Lane

This is my client: I am the Landscape Arch.

27 . 9 . 06
Date Filed

M Wheelock
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.