



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, APRIL 26, 2006

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL:

Morgan Dix Wheelock, Chair

Nikita Zukov, Vice-Chair

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, Attorney

Veronica Close, Director Planning, Zoning & Building

Jane Day, Staff Consultant

Gretchen Dayton, Secretary

ABSENT:

None

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chair Wheelock.

- IV APPROVAL OF THE MINUTES FROM THE FEBRUARY 22, 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.

- IV APPROVAL OF THE MINUTES FROM THE MARCH 22, 2006 MEETING**

**MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

- VII PROJECT DEFERRALS/REMOVALS**

B10-06 / SE 1-06 New Residence

Address: 5 & 6 Ocean Lane
Applicant: Richard L. Kurtz
Architect: The Lawrence Group Architects
Project Description: A new two-story house with a basement for parking and a detached carriage house with garage on the first floor and staff facilities on the second floor.

This project was deferred from the February and March meetings at the architect's request.
The architect requests removal from the agenda.

**MOTION BY MR. FELDKAMP TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

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. The applicant requests deferral to the May meeting.

B15-06 New Building

Address: 215 Brazilian Avenue
Applicant: Ajit Asrani
Architect: Rafael Cruz-Munoz
Project Description: Please refer to plans approved on April 13, 2004, permitting demolition of an existing building and rebuilding within an approved footprint.

This project was deferred from the February meeting at the architect's request and deferred from the March meeting as no one was present. The architect requests deferral to the May meeting.

B18-06 New Residence

Address: 230 Esplanade Way
Applicant: Mr. Michael Barasch
Architect: Bogart Architectural
Project Description: New residence on a vacant parcel of land. Constructed of concrete block and stucco, engineered truss roof, flat cement roof tile, impact resistant windows.

This project was deferred from the March meeting at the architect's request. The applicant requests deferral to the May meeting.

MOTION BY MR. STRAWBRIDGE TO DEFER PROJECTS B11-06, B15-06 AND B18-06 TO THE MAY MEETING.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B25-06 Addition

Address: 1341 South Ocean Boulevard
Applicant: Goodrich Florida Realty Trust
Architect: Smith Architectural Group
Project Description: Addition to gatehouse.

The architect requested having that this project heard at the beginning of the meeting due a scheduling conflict.

Commissioner Smith, who represents the property owner, declared a Conflict of Interest and left the dais during the discussion.

There were no ex parte communications disclosed regarding this project.

Designer Don Kino presented an elevation drawing of the proposed 300 square feet addition to the existing gate house.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B9-06 / V10-06 Additions, Revisions and Cabana Demolition

Address: 20 Middle Road
Applicant: M.R.R. Holding Corporation
Architect: James Smiros
Project Description: Roof extensions, with clay tiles in red and buff colors, to fill in flat roof areas increasing over all height 3.1'. New entry features to include new rail, pilasters and pediment. Master bedroom addition of 157 s.f. with a new rear balcony. All new railings and windows. Stucco finishes in an orange color. New cabana and garage.

This project was reviewed at the February meeting for the variance request and deferred from the

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March meeting for restudy of building colors and materials.

Ex parte communications were declared at the February meeting.

Architect Dana Mandilas proposed a yellow building color, green shutters and a red clay roof.

The building color was thought to be an improvement over the orange color that was previously presented. It was commented that the new roof will be very noticeable from the street and that the proposed addition was getting away from the original Fatio design.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MAY MEETING TO RESTUDY THE GARAGE, THE LOGGIA AND THE ELEVATION FACING SOUTH COUNTY ROAD.

MOTION SECONDED BY MR. SMITH.

Under Discussion:

Property owner Jay Cochran remarked that the house cannot be seen from the street due to the elevation of the road.

Attorney Maura Ziska, representing the property owner, stated that it was not appropriate to discuss the architecture because it was approved last month.

ROLL CALL:

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

MOTION CARRIED 6-1.

B16-06/V Addition: Demolition and Rebuild

Address:	1438 North Ocean Blvd.
Applicant:	Mr. and Mrs. Michael Schultz
Architect:	SKA Architects
Project Description:	Renovation of existing house demolition of the existing two-story addition, and new two-story addition to match architectural styles.

This project was deferred from the February meeting at the staff's recommendation. It was reviewed for the variance request only at the March meeting.

There were no ex parte communications disclosed regarding this project.

Architect Pat Seagraves explained that variances were granted for a point of measurement, a height plane variance, and a variance for dormer windows. The proposal will relocate the swimming pool to the rear yard and add a screen porch to the front of the house. Mr. Seagraves mentioned that the house colors will be changed, but he did not have color samples or landscape plans showing how the addition will be screened from the neighbors. Responding to a comment that the deck was too close the southern neighbors, Mr. Seagraves stated that a site wall will be placed along the property line to block the view. He also noted that the entire roof will be replaced with Ludowici clay roofing material.

Attorney Maura Ziska, representing the property owners, stated that the architecture was reviewed last month and thought that this review was just a formality.

Town Consultant Jane Day reported that the Department of Public Works' review of the project noted that the site plan, drainage plan and other plans submitted did not agree with each other.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE MAY MEETING TO ADDRESS THE STAFF COMMENTS, FOR SUBMISSION OF COLOR SAMPLES, FINAL LANDSCAPE AND HARDSCAPE DRAWINGS, TO REDUCE OR REMOVE THE SOUTH DECK AND TO REDUCE THE SIZE OF THE DORMER WINDOWS TO MATCH THE EXISTING DORMER WINDOWS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B102-05 New Residence

Address: 251 Kenlyn Road
Applicant: Jerry Wheeler
Architect: Mesa Architecture
Project Description: Construction of a new two story Mediterranean style home.

This project was deferred from the October meeting due to Hurricane Wilma. Demolition was approved at the December meeting and the new residence was deferred for restudy. It was deferred from the January and February meetings at the architect's request and deferred from the March meeting for restudy.

There were no ex parte communications relative to this project.

Architect Steven Roy presented revised drawings showing the tower entry feature removed and cast stone added around windows on the front elevation.

The Commissions comments were; the windows in the stair tower should be taller and thinner, the banding at the second floor level should continue through the building, the house is massive and the front door is very formal. It was commented that the house was designed to maximize the zoning codes and that it should be designed to be a house. The streetscape drawing depicted the house as very large for the neighboring houses. Therefore, it was suggested to move the house in on the east side as it was done on the west side.

Property Owner Jerry Wheeler mentioned that several letters in support of this project were read at the last meeting.

Eric Adams, 1269 North Lake Way, asked to have his side of the site wall, that had been added to, be finished with stucco.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B17-06 Demolition

Address: 318 Caribbean Road
Applicant: Marta Maranda Trust
Architect: Ralph T. Cantin
Project Description: Demolition of residence, sod and irrigate building areas, retain perimeter landscaping.

This project was deferred from the March meeting to review the landscape and drainage plans.

Mr. Wheelock said he spoke with the building contractor.

Architect Ralph Cantin reported that the house was designed by Henry Harding in 1945. It has had several additions built over the years which have altered the original design. And, it has not been occupied for several years. He indicated that two large banyan trees and all of the vegetation on the east property line will remain.

**MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND
TO MAINTAIN THE PERIMETER VEGETATION.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

B19-06 Addition

Address: 1181 North Lake Way
Applicant: Mr. Patrick Carney
Architect: Dailey Janssen Architects
Project Description: Second floor addition above an existing one-story garage; match all existing building materials.

This project was conditionally approved at the March meeting providing for a final review of the landscaping and drainage plans.

Landscape Architect Chuck Yannette proposed heavy vegetation along the second story addition for screening. He reviewed the drainage plan and indicated that the rain water will drain into an exfiltration trench located in the front yard.

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

B. NEW BUSINESS - MAJOR PROJECTS

B24-06 New Residence

Address: 171 Main Street
Applicant: Lynn Min
Architect: Shibao International Corp.
Project Description: New single family home.

Mr. Feldkamp, Mr. Smith and Mr. Zukov said they spoke with the architect on the telephone. Ms. Diver said she received a telephone message from the architect, but did not return the call.

Architect Lynn Min asked for a year extension on a project that received several variances and had ARCOM approval one-year ago.

Ms. Close, responding to Mr. Smith's question about the extension of Town Council approvals, stated ARCOM approvals carry the variance approvals as well.

Because this property has a "for sale" sign posted, Ms. Min was advised to take the property off of the real estate market and commence with the construction project.

**MOTION BY MR. ZUKOV TO EXTEND ARCOM APPROVAL FOR SIX MONTHS
WITH THE PROVISION TO TAKE THE PROPERTY OFF OF THE REAL ESTATE**

MARKET.

MOTION SECONDED BY MR. YOUCHAK.

ROLL CALL:

MR. ZUKOV YES

MR. YOUCHAK YES

MR. FELDKAMP YES

MR. STRAWBRIDGE YES

MS. DIVER YES

MR. SMITH NO

MR. WHELOCK YES

MOTION CARRIED 6-1.

B26-06 Demolition & New Residence

Address: 240 Angler Avenue

Applicant: 240 Angler Avenue LLC

Architect: Smith & Moore Architects

Project Description: Demolition of an existing residence and construction of a new two-story residence.

Chair Wheelock declared a conflict of interest, passed the gavel to Vice-Chair Zukov and left the dias during discussion of this project.

Architect Jon Moore asked for demolition of a home that was built in 1954 for Mr. and Mrs. Jay White. The home was designed by Architect Edmond A. Pachner.

MOTION BY MR. SMITH TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore presented a Bermuda style house with a Dutch gable entry feature. The building colors will be light yellow with white aluminum shutters.

Landscape Architect Don Skowron presented an overlay drawing of the front elevation of the house with the proposed landscaping.

It was suggested to widen and revise the top curving at the gable entry.

MOTION BY MS. DIVER TO APPROVE THE PROJECT WITH THE PROVISION TO ADD FOUR INCHES TO EACH SIDE OF THE GABLE ENTRY FEATURE AND TO PAINT THE FRONT DOOR WHITE.

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

Vice-Chair Zukov passed the gavel back to Chairman Wheelock at this time.

B27-06 Demolition & New Residence

Address: 158 Dunbar Road
Applicant: Jay Johnston
Architect: Lee Kvarnberg
Project Description: Demolish an existing two-story house and replace it with a new two-story house.

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

Architect Lee Kvarnberg reported that the house was built in 1925. The town records had no building plans and no architect was listed. He stated that the house has no significance.

Mr. Smith disagreed because he felt that the house has architectural merit. He requested that photographs be taken of the interior and exterior of the home and given to the Preservation Society for their records.

Landscape Architect Scott Donn proposed removing all of the vegetation on the site because the landscaping has no merit.

Mr. Wheelock asked to keep the site wall and the vegetation in front of it throughout construction.

MOTION BY MR. FELDKAMP TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS, TO SUBMIT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE HOME TO THE PRESERVATION FOUNDATION FOR THEIR RECORDS, ERECT A SIX FEET TALL SCREEN FENCE IF THE SITE WALL WITH THE ADJACENT VEGETATION HAS TO BE REMOVED, AND RETAIN THE FICUS HEDGE ALONG THE WEST PROPERTY LINE.

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

Architect Lee Kvarnberg proposed a Mediterranean style home with gothic arches and travertine stone cladding. He presented color samples of a light beige building color and barrel tile roofing material in shades of reds and browns. The windows will be wood with impact glass. A cast

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bronze relief will be built above the mahogany front door. Also, a trellis element with bronze palm trees was designed for the inside the courtyard. He explained that the roof will be formed with concrete rather than using roof trusses.

Jane Day reported that the Public Works Department's review requested having nothing planted or built in the line of site from the driveway.

The Commission had some suggestions and requests to better improve the project as follows:

The windows had too many different sizes and shapes.

The gothic windows on the south elevation were too tall.

The front entry needs to be restudied.

There were too many roof styles on the front elevation.

Replace the eight air-conditioning units on the side yard with a chiller unit.

Landscape Architect Scott Donn presented the preliminary landscaping for this project which included large ficus trees to screen the neighbors.

Debra Boner, 159 Atlantic Avenue, asked that the garage building be moved farther away from her property line. After review of the plans, this building was located five-feet away from the property line. In order to meet the building codes, it must be moved away from her property an additional five-feet.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B28-06 New Storefront

Address: 239 Worth Avenue

Applicant: Bottega Veneta

Architect: Brower Architectural Associates

Project Description: Minor material and color changes to facade including sign color from brown to brass, window and door frames from brown to black, and addition of ceramic tiles over the existing stucco below the storefront windows.

No one was present to represent this project.

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

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A2-06 Roof Material Change

Address: 1236 North Ocean Way
Applicant: Donald Sanders
Contractor: Elite Roofing
Project Description: Re roof to change from a flat tile to a Spanish "S" tile.

This project was deferred from the March meeting for restudy.

There were no ex parte communications disclosed regarding this project.

John White, George White and Don Sanders, representing Elite Roofing, presented a sample of an "S" clay tile which is proposed to replace the existing flat grey tiles.

MOTION BY MR. SMITH TO APPROVE A FLAT CLAY ROOFING MATERIAL IN A BLEND OF TERRA COTTA COLORS.

MOTION SECONDED BY MR. FELDKAMP.

ROLL CALL:

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

MOTION CARRIED 4-3.

A3-06 Awning

Address: 165 Bradley Place
Applicant: J.G. Fitness LLC
Contractor: J. Di Marzo Construction
Project Description: Change color of existing awnings.

This project was deferred from the March as no one was present to represent the project.

No one was present to represent the project.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

A4-06 Railing/Fenestration Changes

Address: 1255 North Lake Way
Applicant: Mr. and Mrs. Kasewitz
Architect: Ralph Choeff
Project Description: Extend approved railing at the front entry an additional sixteen feet to the south. Change the single door at the second floor master bathroom to a window.

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

Architect Rapel Portondo presented a drawing showing a decorative railing extended across the front of the house. In addition, three windows will replace a single door on the back of the house. After some discussion, Mr. Portondo stated that these proposals may have already been built, but he was not sure. He stated that he was hired to represent the owners, and he was presenting someone else's plans.

Ms. Close responding to the comments that it was offensive that these changes had been made without approval from the Commission, said that this happens on occasion, and normally they are required to come back with a set of drawings. Also, if it is determined that the changes made are very minor, they could continue with the presentation.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH A THIRTY-SIX INCH HANDRAIL, PLANT HEDGES TO HIDE THE HANDRAIL AND TO APPROVE THE THREE WINDOWS IN THE BACK.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A38-06 Landscape & Hardscape

Address: 241 Fairview Road
Applicant: Leonard Rogers
Landscape Designer: Mario Nievera
Project Description: Proposed hardscape & planting design.

Mr. Wheelock said he visited the site.

Landscape Designer Mario Nievera presented a landscape plan with eight-feet tall podocarpus

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hedges, and a awabuki hedge with foxtail palms.

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

Ms. Day reported that Public Works Department requested that nothing be planted, over 30 inches in height, in the driveway site triangle.

Additional screening was suggested for the east and west sides of the property.

MOTION SECONDED BY MR. FELDKAMP.

SUBSTITUTE MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MAY MEETING.

MOTION DIED FOR THE LACK OF A SECOND.

ROLL CALL FOR THE MOTION TO APPROVE AS PRESENTED.

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

MOTION CARRIED 6-1.

A39-06 Landscape & Hardscape

Address:	257 South Woods Road
Applicant:	Siri and Tony Mortimer
Landscape Designer:	Mario Nievera Design
Project Description:	Proposed hardscape & planting design.

Mr. Wheelock said he visited the site and spoke with the property owner.

Landscape Designer Mario Nievera explained that a tree archway will lead to the courtyard.

It was noticed that the service driveway did not have a turnaround and vehicles would have to back out of the driveway.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

A39-06 Front Porch & New Windows

Address: 300 Seabreeze Avenue
Applicant: Jane Phillips
Architect: Paul Charette
Project Description: Rebuild existing front porch and replace all windows in the house to single-hung windows.

Architect Paul Charette stated that the front porch on this house is sinking into the ground and needs to be rebuilt. All of the double hung and jalousie windows will be replaced with impact resistant windows.

Mr. Feldkamp pointed out that an opening was being closed on the side elevation of the front porch. Because the window openings were changed, he felt that it would alter the original architecture.

Mr. Charette explained that the window proposed to be blocked off is three-feet from the neighbor. He agreed to match the window opening sizes on the front porch.

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

MOTION SECONDED BY MS. DIVER.

MR. FELDKAMP OPPOSED.

ROLL CALL

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

MOTION CARRIED 6-1.

VIII DISCUSSION REGARDING THE CIVIC ASSOCIATION REPORT

Chair Wheelock asked for comments regarding the Civic Association's Report. This report suggests ways to maximize the "competence, efficiency, effectiveness and value of the town's commissions and boards."

The comments are as follows:

- At the end of construction projects and before issuance of a Certificate of Occupancy, require the architect of record to sign off on the plans stating that they match the ARCOM approval.
- Hire a staff member to follow up on construction projects to make sure that they are consistent with what ARCOM approved. This person would give the commission a report each month.
- Training should not be necessary for commission members because they should have some qualifications to be appointed to the board. To be more appropriate the word "orientation" should be used instead of "training."
- The recommendations to broaden the methods of advertising for new commission members and to provide additional training for the members were thought to be good ideas.
- Because ARCOM has architects as commission members, it would not be necessary to hire an architectural consultant to attending their meetings.
- At first thought, the recommendation to have commission members involved with the selection of new appointees was a good idea. But after further thought, this may put the commissioners in a position to be solicited by potential candidates. One consultation to collect opinions from commission members should be enough input for the town council.
- Producing manuals and guidebooks was a very good idea. It was suggested including procedures for making motions and parliamentary procedures to the contents.
- Having commission members' input with the organization of the agenda was appreciated and has always been available to them, but with ARCOM and Landmark's commissions the agendas are predicated in the applications that are received.

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

Discussion took place regarding landscape lighting, final landscaping and drainage plans. Because they relate closely to each other, they should come in as one project. And, the neighbors should be notified of these proposals. In addition, major landscape changes should come to ARCOM for review.

There were opposing opinions regarding ARCOM's review of building color changes of existing buildings. It was remarked that individual taste should not be legislated and others thought that building colors should be controlled by ARCOM.

Chairman Wheelock suggested using a format for wording of motions regarding variance requests. He felt that the commission needs to be clear so that the Town Council understands their intention.

Ms. Close reported that the issue of the hedge at 515 North County Road will be addressed at the Code Enforcement Board meeting next month.

Because the "Communications from Citizens" is placed at the end of the agenda, normally the meeting room is empty at that time. Chair Wheelock requested that this section be moved to the "Minor Projects - Deferrals" section of the agenda.

X COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)
There were no citizens present at this time.

X ADJOURNMENT

MOTION BY MS. DIVER TO ADJOURN THE MEETING AT 3:03 P.M.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.

The next Architectural Commission meeting will be held on May 24, 2006 at 9:00 a.m.

Respectfully submitted,

 *Chair*
Morgan Dix Wheelock, ~~Chair~~

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

NAME—FIRST NAME—MIDDLE NAME WHELOCK, MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
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 P.B.	NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH VOTE OCCURRED APRIL 26 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 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.

APR 19 2006

CLERK OF
CITY OF
PALM BEACH

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 WHEELLOCK, hereby disclose that on April 26, 19 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:

B26-06 240 ANGLER AVENUE

My office, Morgan Wheellock Incorporated is
the Landscape Architect of record for this project

April 26 2006
Date Filed

Morgan Wheellock
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 WHEELLOCK, MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
MAILING ADDRESS 301 AUSTRALIAN AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY P.B.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED APRIL 26 2006		NAME OF POLITICAL SUBDIVISION: TOWN OF PALMBEACH	
		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.
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- The form must be read publicly at the next meeting after the form is filed.

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- 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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