

**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, JULY 20, 2022.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chair Patterson called the meeting to order at 9:30 a.m.

II. ROLL CALL

Sue Patterson, Chair	PRESENT
Kim Coleman, Vice Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Patrick Segraves, Member	ABSENT (Unexcused)
Anne Fairfax, Member	PRESENT
Brittain Damgard, Member	ABSENT (Unexcused)
Bridget Moran, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Fernando Wong, Alternate Member	PRESENT
Julie Herzig Desnick, Alternate Member	PRESENT

Please note: Ms. Metzger and Mr. Wong voted in the absence of Mr. Segraves and Ms. Damgard.

Staff Members present were:
Sarah C. Pardue, Design & Preservation Planner
Jordan Hodges, Design & Preservation Planner
Antonette Fabrizi, Administrative Assistant
Janet Murphy, Preservation Consultant
Emily Stillings, Preservation Consultant

III. PLEDGE OF ALLEGIANCE

Chair Patterson led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES OF THE JUNE 22, 2022 MEETING

Motion made by Ms. Coleman and seconded by Ms. Albarran to approve the minutes of the June 22, 2022 meeting. Motion carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

Motion made by Ms. Coleman and seconded by Ms. Albarran to approve the agenda as presented. Motion carried unanimously, 7-0.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Ms. Fabrizi swore in all those intending to speak and continued to do so throughout the meeting as necessary.

VII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

No one indicated a desire to speak.

VIII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

Ms. Coleman expressed concern for the painting of the Okeechobee bridge, which is slated to begin in September. Her specific concerns related to the length of time it would take to paint the bridge as well as the traffic delays.

IX. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS – OLD BUSINESS

1. **COA-22-028 (ZON-22-079) 284 MONTEREY RD. (COMBO)** The applicant, DHC MONTEREY LLC, has filed an application requesting a Certificate of Appropriateness review and approval for modifications to an existing one-story Landmarked structure including the construction of 450 SF one-story additions including two side setback variances and a variance from the angle of vision requirement. Town Council will review the Special Exception with Site Plan Review and variance portion of the application.

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

Daniel Clavijo, SKA Architect + Planner, presented the architectural plans proposed for the addition and renovations to the landmarked residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications proposed for the existing site.

Mr. Hodges provided staff comments for this project.

Ms. Stillings thanked the architects for listening to the comments at the last meeting. She acknowledged that the changes were an improvement and that they addressed the concerns raised by the Commission. Ms. Stillings believed the addition was now compatible with the original design. She inquired about the fenestration material to be used. Mr. Clavijo replied and discussed the material.

Ms. Patterson called for public comment.

Amanda Skier, Preservation Foundation of Palm Beach, believed that the changes did address many of the concerns raised at the last meeting. She inquired about the possibility of moving the addition back from the front façade or placing the addition on the west side. She also inquired about the chimney and whether it would be retained, since she believed it was a character defining feature. Ms. Skier also added that due to the unique site, they supported the variance request for the additions.

Mr. Clavijo confirmed that the chimney would remain. He also walked the Commission and Ms. Skier through the design of the addition and explained the reason for its location.

Ms. Fairfax inquired about the fence material. Mr. Clavijo stated that the fence would remain, and any replacement would match the existing.

Ms. Albarran thought the professional responded to the comments made at the last meeting.

Motion made by Ms. Albarran and seconded by Ms. Coleman to approve the project as presented. Motion carried unanimously, 7-0.

Motion made by Ms. Albarran and seconded by Ms. Moran that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously, 7-0.

B. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. **COA-22-030 (ZON-22-081) 155 HAMMON AVE (COMBO)** The applicant, CH Hotel LLC (Sarah & Andrew Wetenhall), has filed an application requesting a Certificate of Appropriateness review and approval for new exterior paint to the body to the building, the installation new awnings at the ground floor and the penthouse level, and the replacement of a new chiller, cooling tower and other new mechanical equipment in an existing mechanical enclosure, requiring setback variances. The variance portion of the application shall be reviewed by Town Council.

Call for disclosure of ex parte communication: Disclosure by Mses. Albarran and Metzger.

Maura Ziska, attorney for the applicant, presented an overview of the project, discussed the zoning requests, and advocated for a positive recommendation to the Town Council.

David Miller, David Miller and Associates, P.A., presented the architectural modifications proposed for the landmarked, commercial building.

Ms. Pardue provided staff comments for this project.

Ms. Albarran was supportive of the requests.

Ms. Coleman inquired about the previously approved changes to the pool.

Bruce Siegel, General Manager of The Colony Hotel, stated that the changes to the pool were still in the plans but had not yet been executed.

Ms. Metzger asked to see the material samples.

Mr. Miller introduced the material samples for the proposed awning to the Commissioners.

Ms. Patterson called for public comment. No one indicated a desire to speak.

Motion made by Ms. Albarran and seconded by Ms. Moran to approve the project as presented. Motion carried unanimously, 7-0.

Motion made by Ms. Albarran and seconded by Ms. Moran that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously, 7-0.

2. **COA-22-031 200 REGENTS PARK RD.** The applicant, 200 Regents Park Rd LLC, has filed an application requesting a Certificate of Appropriateness for renovation with a loggia addition to an existing two-story landmarked structure including windows and doors, as well as modifications to the existing hardscape and pool.

Call for disclosure of ex parte communication: Disclosure by Mses. Albarran and Metzger.

Michael Perry, MP Design & Architecture, presented the architectural plans proposed for the addition and renovations to the landmarked residence.

Chris Coy, Barnes Coy Architects, discussed the owner's overall plans and objective for the home. He reviewed the changes with the Commissioners.

Cory Meyer, Nievera Williams Design, presented the landscape and hardscape modifications proposed for the existing site.

Mr. Hodges provided staff comments for this project.

Ms. Stillings indicated that several of the proposed alterations were not in keeping with the architectural style. She thought the changes to the design moved toward a more modern appearance. She believed the proposed steel windows were not in keeping with the Regency style. She added that the operating style of the windows, as well as the proposed muntins, were not in keeping with the style.

She understood it was questionable whether the shutters were original to the home but thought they were compatible with the style. Ms. Stillings indicated that the glass doors proposed were not in keeping with the style.

Ms. Patterson called for public comment.

Amanda Skier, Preservation Foundation of Palm Beach, agreed with the comments by Mr. Hodges and Ms. Stillings. She thought the proposed windows were completely incompatible with the design style. She also believed the glass curtain walls were not in keeping with the Regency style. She provided suggestions for the fenestration on the southeast corner of the south elevation.

Ms. Fairfax understood the owner's intentions and some of the proposed architectural changes. She thought that staff and the preservation specialists had good comments on the proposed fenestration. Ms. Fairfax inquired about the color for the proposed windows. Mr. Perry responded, discussed the proposed color and design of the window. Ms. Fairfax stated she supported the changes and did not believe the integrity of the home would be destroyed.

Ms. Moran inquired about the existing and proposed color of the windows, to which Mr. Perry responded. She asked about the window colors of the neighboring homes. Mr. Perry talked about the windows in the neighborhood. Ms. Moran stated she preferred the white windows but would support the gray. She was supportive of the changes.

Ms. Fairfax stated she would like to see the gray color proposed for the windows but added that she preferred a white color. Mr. Perry stated he could return with a sample of the gray color.

Ms. Albarran stated she had a few concerns with the proposed changes. Her concerns were related to the large, glass-paned windows, the operational style of the windows, and the color of the windows. Mr. Perry stated he created an alternate view that showed a vertical mullion in the French Doors; he showed this view to the Commissioners.

A short discussion ensued about the change from double-hung windows to casement windows.

Ms. Herzig expressed her concerns for the steel windows and wondered if the windows would be seen. Mr. Perry responded and discussed other historic homes where the same type of window was being used. Ms. Herzig inquired about how closely the proposed window would match the existing window. Mr. Perry responded.

Ms. Albarran asked if the windows were made in white. Mr. Perry stated that if the Commission requested white windows, he would be happy to make the change to white windows.

Ms. Patterson inquired if the window manufacturer made a wood window that matched the existing profile. Mr. Perry responded and added he could return with a window sample.

A short discussion ensued about how the window would change if it was in a wood material.

Mr. Wong expressed concerns for the drainage around the home, the water features in the setback and the water on the south side of the property. Mr. Perry responded, discussed the issues with the moisture underneath the home, the issue with mold in the home and outlined the plan for remediation of these issues. Mr. Meyer discussed the drainage for the property and addressed the comment about the fountains in the setbacks. Mr. Perry further explained how the drainage would be handled.

Mr. Wong thought the house should be raised and explained the reasons for his belief. Mr. Perry stated he would discuss the option with his client.

There was a short discussion about the benefits of raising the home.

Ms. Metzger inquired if the windows would be fixed. Mr. Perry responded and explained the operability of the windows.

Ms. Patterson thought the proposed changes were a step away from the Regency design style. She also thought it was important to consider the neighborhood of the home in coordination with the proposed changes.

Ms. Coleman thought the changes took away from the Clarence Mack Regency style.

Ms. Albarran expressed further concerns for the proposed windows.

Ms. Fairfax further discussed the window choice of the owner and the purview of the Commission.

Ms. Metzger had a hard time with some of the changes due to the historic district where the home was located. Mr. Perry advocated for the proposed windows and reiterated that he was happy to change the windows to a white color.

Ms. Moran thought the changes on the front façade were not as significant as those on the rear façade. She agreed that the windows would look best in white.

Ms. Herzig inquired about the muntin placement. Mr. Perry responded.

Ms. Coleman wondered if the approval of this project would set a precedent for the neighborhood. Town Attorney Randolph stated that the Commission should review each application on its own's merit and confirmed that it would not set a precedent.

Mr. Perry discussed the architectural elements that were changing on the exterior of the home.

Motion made by Ms. Fairfax and seconded by Ms. Moran to approve the project with the condition that the window color shall be changed to a white color. Motion carried 4-3, with Mses. Albarran, Patterson, and Metzger dissenting.

Please note: A short break was taken at 11:00 a.m. The meeting resumed at 11:10 a.m.

3. **COA-22-032 300 N COUNTY RD.** The applicant, the Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness review and approval for interior alterations and minor exterior renovations that include the restoration of weathered exterior components, new windows per new bunk room location, a roof replacement and new apparatus bay doors to Firehouse #2, a landmarked structure.

Call for disclosure of ex parte communication: Disclosure by Mses. Albarran and Metzger.

M. Mark Marsh, Bridges and Marsh Architects, presented the architectural modifications proposed for the landmarked fire station.

Ms. Metzger inquired about the restoration of the Cypress ceiling. Mr. Marsh responded.

Ms. Coleman asked about the use of the fire pole. Mr. Marsh responded.

Ms. Pardue provided staff comments for this project.

Ms. Patterson called for public comment. No one indicated a desire to speak.

Mr. Fairfax spoke about the importance of the restoration of the fire station.

Motion made by Ms. Fairfax and seconded by Ms. Coleman to approve the project as presented. Motion carried unanimously, 7-0.

4. **COA-22-035 (ZON-22-100) 800 S COUNTY RD (COMBO)** The applicant, Ann DesRuisseaux, has filed an application requesting a Certificate of Appropriateness for changes to previously approved project including modifications to windows and doors, removal of fence and masonry columns, relocation of fence and entry columns to the east, addition of a site wall to match existing along S. County Rd, and the construction of a new generator building with cooling tower enclosure requiring special exception, site plan review and variances related to setback, lot coverage and open space. Town Council will review the special exception with site plan

review and variance portion of the application.

Call for disclosure of ex parte communication: Disclosure by Mses. Coleman and Metzger. *Ms. Albarran and Mr. Wong both declared a conflict of interest for the project and left the dais during the discussion for the project.*

Maura Ziska, attorney for the applicant, discussed the zoning requests for the project, and advocated for a positive recommendation to the Town Council.

Jason Drobot, Brasseur and Drobot Architects, presented the architectural modifications proposed for the landmarked residence.

Ms. Fairfax inquired about the look of the new site wall. Mr. Drobot responded and explained the design of the wall. Ms. Fairfax asked to see a picture of the wall. Mr. Drobot showed the Commission a drawing of the wall.

Ms. Coleman asked about the neighbors' objection and/or support of the proposed changes. Mr. Drobot responded.

Ms. Moran asked why a wall was not being added around the electrical equipment. Mr. Drobot responded.

Ms. Patterson asked if the three A/C units would be visible from the street. Mr. Drobot stated that the three units would be located behind a wall.

Ms. Pardue, provided staff comments for this project.

Ms. Patterson called for public comment. No one indicated a desire to speak.

Motion made by Ms. Moran and seconded by Ms. Coleman to approve the project as presented. Motion carried unanimously, 6-0.

Motion made by Ms. Moran and seconded by Ms. Fairfax that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously, 6-0.

C. HISTORICALLY SIGNIFICANT BUILDINGS – OLD BUSINESS

None

D. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

None

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There was no one that indicated a desire to speak.

2. Staff

Ms. Fabrizi stated that Anne Metzger declared a continuing conflict for a project at 241 Seaview Avenue at the June 22, 2022 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Fabrizi stated that Patrick Segraves declared a conflict for a project at 284 Monterey Road at the June 22, 2022 meeting and had correctly completed the 8B form in accordance with State Law.

3. Commission

Ms. Metzger asked Town Attorney Randolph about the status of House Bill 423. Mr. Randolph indicated that he was in the process of modifying the ordinance to incorporate the provisions of House Bill 423, which would prohibit the Commission from reviewing or stopping demolition requests. He provided further explanation on this and answered questions from the Commissioners. Ms. Pardue stated that staff would have a further update on this topic that would be presented to the Commission in September.

A discussion ensued about landmarked properties, as well as properties under consideration for landmarks and how House Bill 423 would affect these properties. Staff indicated that they would provide updates to the Commission when possible.

Ms. Moran asked for an update on moving to a paperless review of the projects. Staff responded and provided an update.

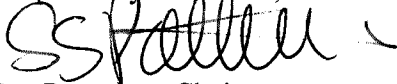
X. **NEXT MEETING DATE:** Wednesday, August 17, 2022

XI. **ADJOURNMENT**

Motion made by Ms. Albarran and seconded by Ms. Moran to adjourn the meeting at 12:14 p.m. Motion carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, August 17, 2022, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,



Sue Patterson, Chair

LANDMARKS PRESERVATION COMMISSION

kmc

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

LAST NAME—FIRST NAME—MIDDLE NAME* WONG CASTILLO - FERNANDO		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARK PRESERVATION COMMISSION	
MAILING ADDRESS 320 PINE STREET		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY WEST PALM BEACH	COUNTY	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED July 20, 2022		NAME OF POLITICAL SUBDIVISION: TOWN OF PALM 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 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 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 would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a 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 (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

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

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, FERNANDO WONG CASTILLO, hereby disclose that on July 20, 2022:

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

- ☒ 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 subsidiary, or sibling 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:

LANDSCAPE DESIGN. ON THE PROJECT.

COA-22-035

800 S. County Rd.

continuing conflict

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

July 120 / 2022

Signature

[Handwritten Signature]

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

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

LAST NAME—FIRST NAME—MIDDLE NAME ALBARRAN, JACKIE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARKS COMMISSION	
MAILING ADDRESS PALM BEACH PALM BEACH		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY 324 ROYAL PALM BEACH, STE 227	COUNTY	NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH VOTE OCCURRED 7/20/22		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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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:

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JACQUELINE ALBARRAN, hereby disclose that on 7/20, 20 22.

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

- ☒ 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 subsidiary, or sibling 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:

DESIGN ARCHITECT/CONSULTANT

COA-22-035

800 S. County Rd.

continuing conflict

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Date Filed

7/20/22

Signature



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