

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, JULY 19, 2006 AT 9:00 A.M.

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I **CALL TO ORDER:** Chairman Pandula called the meeting to order at 9:00 a.m.

II **ROLL CALL:**

PRESENT: Eugene Pandula, Chairman
William Lee Hanley, Vice Chairman
Wendy Victor, Secretary
Judy Wells Hoffman, Member
Patrick Segraves, Member
Gail L. Coniglio, Alternate Member
D. Imogene Willis, Alternate Member
Sterling Clarke, seated as Town Attorney
Veronica B. Close, Director of Planning Zoning & Building
Timothy M. Frank, Planning Administrator
Paul W. Castro, Zoning Administrator
Jane S. Day, Staff Preservation Consultant
Cynthia M. Delp, Recording Secretary

ABSENT: Robert T. Eigelberger, Member (Unexcused)
Eileen L. Bresnan, Member (Unexcused)
Hazel Rubin, Alternate Member (Unexcused)

III **APPROVAL OF THE MINUTES OF THE JUNE 21, 2006 MEETING:**

MOTION BY MR. HANLEY FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MRS. VICTOR.

MOTION CARRIED UNANIMOUSLY.

IV **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**

By Mrs. Delp

V **PUBLIC HEARINGS:**

A. **Application for Certificate of Appropriateness #13-2006,**
Landscape/Hardscape

Owner/Applicant: Mr. and Mrs. Harvey Kinzelberg

Address: 260 North Ocean Boulevard

Architect: Smith Architectural Group, Inc.

Project Description: Request approval for landscape/hardscape which is further described as: Hardscape revisions: New motor court, entry landing, service drive and paths. Existing concrete and cast stone are to be removed. New concrete with brick and coquina patterns to replace existing. Garage revision: New cypress clad impact rated garage doors to replace existing paneled garage doors. Openings to be squared and stone brackets added. Garage doors to have decorative Clavos nails. Generator: A generator in a sound enclosure is to be added. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None

This project was presented by Architect Jeffery W. Smith of Smith Architectural Group. Mr. Smith explained that at the front door, there is too much cast stone. Some of this will be removed, and pedestals will be provided for the planter. A new generator with sound enclosure will be placed at the south end of the property just to the east of the service court. Per the submitted plans, the main entry drive will be in a running bond brick pattern with coquina border and medallion; the service drive will be brick in a herringbone and basketweave pattern with coquina border; the service loggia will be done in brick in a Spanish bond pattern with coquina border; and, the service court will be done in tinted concrete etched with a diagonal pattern and border. Paths will be surfaced in brick. The existing paneled garage doors (6) will be removed and replaced with new cypress clad impact rated garage doors, with decorative Clavos nails. New stone brackets will be installed at each garage door top corner. The porch of the garage building will be elevated on a brick pad with coquina border.

Staff believed the project is in keeping with the original design, and is an improvement to the property.

MOTION BY MRS. VICTOR FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HANLEY.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness # 14-2006.

Landscape/Hardscape

Owner/Applicant: F.G. Howard Jr. Enterprises/Mr. Frank Howard

Address: 209 Seaspray Avenue

Architect: SKA Architect and Planner, Patrick W. Segraves

Warren E. McCormick & Associates, Landscape Architecture
& Site Planning

Project Description: Request approval for landscape/hardscape which is further described as: This is the landscape, hardscape and exterior materials for the previously approved project. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION: None declared

Let the record show that Mr. Segraves re-stated his conflict with this project and left the dias. Voting Conflict form on file.

This project was presented by Warren E. McCormick of Warren E. McCormick & Associates, Landscape Architecture and Site Planning. The existing sand-set driveway pavers will be removed and antique pavers (Old Chicago brick) will be installed. A new 6 ft. wall is planned along South County Road. A small patio will occur outside the library. A new swimming pool will occur in the rear of the property on the east side. Pedestrian surfaces will be done in cast stone.

There is an existing large Banyan (Ficus) tree on site which will remain between the library and the pool. A hedge will occur in front of the new 6 ft. wall along County Road. Existing coconut palms along Seaspray Avenue will remain, with the exception of one which is currently located within the proposed east driveway approach, and will be removed. Mr. McCormick presented the elevations of the property using overlays with and without landscaping. He noted that the driveway has been extended 6 feet in the easterly direction to facilitate parking two cars off the street.

Mrs. Hoffman and Mrs. Victor questioned the green space at the site, despite Mr. McCormick's statement that the site has 42% green space. Mr. Frank verified that this plan meets code. It was noted that the Banyan is the only shade tree remaining. Mrs. Victor asked what size plant material was being planned for the site. Mr. McCormick stated that the palms will be planted in 16 to 24 ft overall height. Understory plantings are not a problem either. Mrs. Victor was concerned about just seeing trunks of trees when looking at the front of the house. Mr. McCormick responded that space constraints do not allow for the addition of more trees, a canopy tree, for example.

Hardscape will be done in Old Chicago brick and cast stone, but the applicant was not prepared with samples of the material since they are quite common.

Mr. Pandula asked if the extensive use of palm trees is deliberate in the design or is the result of budgetary concerns. Mr. McCormick answered that the landscape is "a very orderly tropical

jungle.” Mr. Pandula asked Mr. McCormick to be sure that it looks like a complete project when it is done. He liked the site plan layout, provided the green space works.

Mr. Frank suggested that the driveway width in the front loop of the driveway might be reduced to allow for more landscaping, and still allow for parked cars, especially since the driveway runs the length of the property to the rear garage.

Mrs. Hoffman’s comment was that this plan does not give this property and the Town enough green space. She requested that the applicant reduce the width of the front loop of the driveway, as suggested by Mr. Frank.

MOTION BY MRS. HOFFMAN TO ACCEPT THE PLAN, WITH THE PROVISIO THAT THERE IS MORE GREEN SPACE IN FRONT OF THE FRONT DOOR AND AT THE FRONT OF THE HOUSE BY NARROWING THE FRONT DRIVEWAY BY APPROXIMATELY 3 FEET, TO A WIDTH OF 10 FT. OR 11 FT., AND WITH THE PROVISIO THAT A CANOPY TREE IS ADDED IN THE ADDITIONAL GREEN SPACE WHICH WILL RESULT.

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

C. Application for Certificate of Appropriateness #15-2006,
Addition and Accessory Structure

Owner/Applicant: Robert Miller

Address: 105 Clarendon Avenue

Architect: Mesa Architecture - Stephen Roy

Project Description: Request approval for addition to historic structure and new accessory structure which is further described as: Addition of a new 3 car, one story garage. Materials shall match existing structure. Addition of a covered loggia off of existing carriage house. Materials shall match existing structure. Color of exterior additions shall match existing colors. Other associated changes as presented

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION

Mrs. Coniglio stated she had visited the site.

Mr. Pandula stated he had spoken with the architect and owner.

Stephen Roy of Mesa Architecture presented this request to replace the existing asphalt driveway with Chicago brick, create a new three car, one-story garage, and add a covered loggia to the existing carriage house. Mr. Roy noted that the existing garage will be converted into a media room, with the new garage extension in front of that. The garage doors will be cypress clad impact doors. Above the new garage, a deck results which will have a cast stone balustrade around it. Since the deck will be used, two windows will be changed to French doors for access to the rooftop deck.

Mrs. Hoffman questioned why the new loggia would open to the service court, but Mrs. Coniglio and Mr. Pandula responded that the design, as presented, actually improves the back of the house, and serves as a connector to the house. Mr. Pandula suggested that the shape of the arch visible to the east should relate more to the shape of the arches of the house. Mr. Segraves commented that the location and size of the loggia was fine, but the shape of the arches and the column design need work. Mrs. Victor commented that the design places emphasis on the utilitarian portions of the house.

Mrs. Day, in staff comments, stated that she had no problem with the balustrade over the new garage, but the French doors are a surprise, as they are not shown on the plans. While she felt the garage addition was fine, she felt the arches and the details need a second look.

MOTION BY MRS. CONIGLIO TO APPROVE THE PROJECT AS A WHOLE WITH THE PROVISIO THAT THE APPLICANT RETURNS WITH THE DOORS ON THE SECOND FLOOR (ABOVE THE GARAGE) AND THE ARCHES.

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

Mrs. Victor asked why the owners would choose to sit on a roof deck above a garage and look over the service drive. The owners, in the audience, stated that the deck will provide views of the ocean and the intracoastal waterway.

D Application for Certificate of Appropriateness #16-2006,
 Accessory Structure

Owner/Applicant: Mr. Bob Echele and Mr. Bob Gease

Address: 143 Clarendon Avenue

Architect: Ames Bennett

Project Description: Request approval of new accessory structure which is further described as: New pool cabana/garage structure (one and two story) at North end of existing pool. Revised landscape and hardscape plan. All finishes (roof tiles, stucco and trim) to match main house. Other associated changes as presented.

CALL FOR DISCLOSURE OF EX PARTE COMMUNICATION

Mr. Hanley met with the construction manager on the job site.

Mrs. Hoffman met with the architect in his office.

Mrs. Coniglio met with the architect in his office.

Mrs. Victor received a call, but did not go to the site.

Mr. Pandula received a roll of drawings at his office.

Mr. Segraves met with the architect at Mr. Segraves' office.

Mr. Frank explained that he had received a letter from the architect, Ames Bennett, wherein Mr. Bennett apologized for not being able to attend today's meeting due to medical conflicts, and requested that Michael Perry be permitted to make the presentation. Mr. Frank read the letter into the record.

Michael Perry presented this request for 143 Clarendon Avenue, a Mediterranean Revival Fatio home. The LPC had previously approved projects for an addition to the main house and the rebuilding of the existing garage structure at this property. These projects are due for completion by the end of the year. Today, approval is sought for a new accessory structure, a one and two-story pool cabana at the north end of the property. It will contain a one car garage on the west side. The structure has been moved 18 feet off the property line to meet code. The center portion of the cabana will be an open pool loggia, and the east portion will be an exercise room. There are two vias on the south end of the building and a second floor office space. All details of the cabana match the existing house. A spiral stair will be placed on the north side to access the second floor, with railing to match existing railings in the house.

Mrs. Victor asked why the LPC is now being asked to review a new building on a site which has been the subject of LPC review so many times before. Mr. Perry responded that the owners want a pool cabana.

Mr. Castro stated that this building, as designed, could be used as a guest house. For that reason, the shower facility and the closet will have to be removed from the design. Mr. Perry agreed to these conditions.

Mr. Frank agreed with Mrs. Victor in that the LPC has reviewed this property over the last several years, and has dealt with problems with materials and massing. This proposal introduces a new set of materials to the site. The architecture of the cabana should respect the existing architecture. Staff feels that the entire structure should be re-designed. Mrs. Day agreed that the architecture is not complimentary to the house; that it is out of scale and proportion. Also, having two garage buildings does not work at this landmarked site.

Mrs. Victor felt it was a terrible precedent to set to allow a new accessory structure at this juncture, and stated she is totally against adding the new structure.

Mr. Hanley did not feel that the problems with the garage building necessarily relate to the proposed pool cabana. He suggested that the cabana design could be complimentary if it were scaled back in size.

Mr. Pandula stated that this is a much better solution for the site than the previous plan shown to the LPC which would have added an exercise room on the southwest corner. Mr. Pandula felt that the second floor is really what is objectionable about the design. If the second floor were removed, the architect could play with the massing and the siting of the structure. Mr. Segraves agreed. Mr. Hanley liked the idea of having a cabana at the end of the pool.

Mrs. Coniglio asked if there was really a need for the second garage. Mr. Perry responded that the owner wants a second garage, if he can have it.

Mr. Pandula suggested that the architect look at relocating the garage, and/or negotiating relative to the 18 ft. setback.

MOTION BY MR. SEGRAVES TO DEFER THE PROJECT FOR RE-STUDY OF THE DESIGN OF THE PROPOSED POOL CABANA, PARTICULARLY THE SECOND STORY ELEMENT.

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

Let the record show that Ms. Close asked to be heard next, out of order with the regular agenda, due to a conflict with another meeting.

VII COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING AND BUILDING DEPARTMENT DIRECTOR:

Ms. Close distributed and reviewed the section of the **Code of Ordinances, Chapter 54, Section 54-38, Removal provisions; absences; conflicts of interest.** which refers to meeting attendance, reasons for excused absences, and procedures to follow to request an excused absence.

Ms. Close reported that it has been suggested that in addition to the agenda which is regularly sent to members in advance of the meeting, that the members be provided all of the backup information as well. She asked the members for their thoughts about this. Mrs. Victor commented that she prefers to meet with staff, make a site visit, and/or review the full scale drawings at Town Hall, and does not wish to have a set of full scale drawings at her home. While reduced size drawings are an option, Ms. Close stated that they are sometimes difficult to read. Mrs. Coniglio viewed it as a "bookkeeping nightmare" for staff, and stated her preference which is to make site visits, and meet with architects and/or staff.

Mrs. Victor asked Ms. Close if it would be appropriate, if the LPC has questions relative to a landscape plan which has been approved, for the LPC to designate a member to meet with the landscape professional to review the landscape materials planted on site. Ms. Close responded that this would be appropriate if the commission, as a whole, expresses concern about the landscape material and if the LPC designates a particular commissioner to serve in this way.

VI OTHER BUSINESS:

**A. Informal Review: 710 South Ocean Boulevard
(In conjunction with request for Variance #24-2006)**

Numerous fenestration changes. **Proposed Demolition:** Removal of existing pool, removal of existing terrace at Eastern facade, removal of existing pool pavilion, removal of portion of Northern facade. **Proposed Additions:** New two-story addition at Eastern facade, new Loggia addition at Northern facade, new second story addition over proposed Loggia, new terrace at Eastern facade, new two-story pool pavilion, new terrace at Western facade, new via and garage addition to Western facade, new monumental

stairs, new pool and spa, new chimneys at East and North facade.

Mr. Pandula declared a conflict of interest with respect to this project, as he had done some work on this property some time ago. He passed the gavel to Mr. Hanley.

CALL FOR DISCLOSURE OF EX PARTET COMMUNICATIONS.

Mr. Segraves met with the architect and lawyer at the site.

Mrs. Hoffman met with the architect and lawyer at the site.

Mr. Hanley met with the architect and attorney at the site.

Mrs. Victor met with the architect and attorney at the site.

Mrs. Coniglio met with the architect and attorney at the site.

Attorney Maura Ziska began by describing the variance requests for the LPC. She explained that part of the project includes rebuilding a wing which was removed in the 1940's. In order to rebuild it as originally constructed, two variances are required. One is for point of measurement so the floor matches the existing floor of the house, and also a height variance to match the existing ceiling height.

Mr. Smith explained that this house has been left derelict for the past fifteen years. The contract purchaser wishes to add to the house, do some demolition, and restore the house. Portions of the house to be removed are as follows: Remove the original pool house and pool; remove the second floor addition above the loggia; remove the staff dining pavilion; remove the elevator which had been added; and, remove the shed in the service area. Additions planned are as follows: Replace the 1947 wing; new two-story pool house; new loggia; new bath; and, new three-car garage. Mr. Smith reviewed the site plan, elevations, and colored renderings of the proposed project. He explained that the north elevation shows the most change, as the new wing is most evident there. All windows will be brought into conformance with each other. The three car garage will be connected to the main house with a via. On the new pool house, the rear elevation will have no fenestration in consideration of the neighbors. Only bougainvillea will grow on that wall.

Mr. Frank read a letter into the record from Alan and Christine Curtis, neighbors at 720 South Ocean Boulevard, wherein they express their support of the project. Noting that the house has been an eyesore for years, Mr. and Mrs. Curtis requested that the LPC and Town Council grant approval.

As for staff comments, Mrs. Day stated she had no problem with the variances requested as they do not negatively impact the historic character of the house. She was thrilled that the house will be brought back to its appropriate condition. Mrs. Day was in favor of the project, but took exception to the plan to remove the staff dining room, and the heaviness of the new balustrades. She had no problem with the removal of the pool house. Mrs. Day liked that the front entrance will remain on the side of the building, and that the bridge will remain as well. She felt that the loggia on the north side looks heavy due to the column size. Mrs. Day noted that staff had some concerns about how the new addition relates to the tower element. She also reported, because

Mr. Smith did not mention it, that the proposal includes raising the terrace on the west side of the house.

Mr. Smith responded that the columns are thick because they need to be to hold up the second story. He stated that the most important aspect of the project is that the addition, removed in 1947, is being replaced within a simple and understated design. As far as the staff dining room, Mr. Smith stated that its location interferes with the owner's plans for the house. He did not feel it should be attached to the house, and suggested that if it must be saved, it could be placed in the garden somewhere.

Mr. Segraves commented that he agrees about the column bulk and that retaining the staff dining room is debatable, but stated that the new owner is spending a great deal of money on this house which has been neglected for 15 years. He reminded the LPC that they were only to comment on the variance requests today.

Mr. Frank stated that, aside from a few details, staff believes this is a vast improvement to a property which has needed help for many years.

Mr. Smith also noted that the plan includes trying to straighten out South Ocean Boulevard as it runs by this house, and they are working with the town in this regard.

Mr. Reg Stambaugh of the Preservation Foundation commented that he believed the variances should be granted.

MOTION BY MRS. HOFFMAN THAT THE LPC RECOMMENDS APPROVAL OF THE VARIANCES TO THE TOWN COUNCIL.

**MOTION SECONDED BY MRS. CONIGLIO.
MOTION CARRIED UNANIMOUSLY.**

B. Informal Review: 455 North County Road
Landscape/hardscape

Mr. Frank stated that much of the landscape plan which had been approved by the LPC is still being followed, but due to substantial hurricane damage, certain changes are being requested by Mr. Lang today.

The presentation today was given by John Lang, Lang Design Group, and Robert Regensburg, from David Easton's office. Mr. Lang stated the purpose of this presentation: To provide a post hurricane update on landscaping; proposed change to entry gate design; and changes to the pool house. Mr. Lang explained that the thick landscape buffer which once existed along North County Road was eliminated during the hurricanes, along with a specimen Paradise tree which was destroyed. He showed the revised rendering of the landscape and hardscape, noting that the hardscape has been reduced. The walkway, plunge pool and rill on the east lawn, once

contemplated, have been removed to preserve the expanse of green lawn. The size of the motorcourt has been reduced, and the pool cabana has been made smaller.

Mrs. Victor remarked that it looks as though the driveway exits onto North County Road at a different location, and she expressed concern that this is a dangerous location. Mr. Lang responded that there are two driveways: the service drive (north drive) and the main drive, the south drive, which has been moved 30 feet further to the south. He explained that the south drive is the entrance drive and the north is the exit drive. Mr. Castro stated that the applicant needs to have Public Works approval for the location of the driveways, and they must provide safe visibility triangles to meet Palm Beach codes.

Mr. Lang was happy to report that an old well found on site will be converted into a fountain.

Moving on to the gates, Mr. Lang stated that the owner does not like the gates which were originally approved, as they are only 10 feet in width and look too French. Mr. Regensburg showed an alternative gate design for the north entrance, the more elaborate main entrance gate, and the motorcourt gate at the house. The entrance gates are proposed to be 16 ft. wide and 10 ft. 6" in height. Mr. Castro explained that the gates must be set back 35 feet in order to have that height. The gate material will be oxidized iron or dark bronze. Fossil stone is the material of choice for the driveway approaches, the motorcourt, and other hardscape areas.

Mrs. Victor questioned the need for gates at all, since this is a dangerous stretch of road. Mrs. Hoffman commented that the gates look too large in scale. Mrs. Victor noted that the house was always simple in design and the gates should be likewise for correct preservation. Mr. Pandula's opinion was that the two smaller gates were fine, but the large gate is too elaborate. He advised that a more understated approach be taken. The members also suggested that lights be placed on the face of the gate columns, not on top of the columns, and that no finials be included.

Mrs. Day commented that the house never had gates at all. If gates are to be installed, she recommended a simple design, so the gates get lost in the landscaping.

Mr. Lang noted that while the pool is in the same location as originally presented, the tennis court has been pushed further east. The motorcourt and pool pavilion have been reduced in size, and the pool pavilion is now designed to be a pool "folly" with interesting and unique architecture. The pavilion contains storage space, a changing room and a pantry. The LPC was mixed in their reviews of the design of the pavilion, with its classic, formal lines, as some felt it did not relate to the architecture of the house at all. Mrs. Day was happy the pavilion was smaller, but thought that the gable roof shown was problematic in the design. Mr. Pandula, like Mr. Segraves, commented that the building was very nicely done, but suggested that the architect change the roof to a hip roof.

Mr. Lang stated that the site plan also shows the addition of an exercise garden with a spa/fountain on the south side of the property. This will be a totally private space.

1 This project will be reviewed formally at the August meeting of the Landmarks Preservation Commission.

COMMENTS FROM THE COMMISSION MEMBERS:

Mrs. Victor stated that she has information regarding the National Trust meeting in Pittsburgh which will be held at the end of October. She offered the information to the other members if they were interested.

2 Mrs. Victor brought up the subject of the **Four Arts Garden**, and asked Mrs. Day to elaborate on the progress there, as well as adherence to previous LPC approvals. Mrs. Day reported that she had received some calls from residents who believe there is too much hardscape in the Four Arts Garden, and that the demonstration gardens are not being restored. As a result, she and Mrs. Victor met with Mr. Don Skowron of Morgan Wheelock to walk the site with the LPC approved plans. Mrs. Day stated that the hardscape installed agrees with the LPC approved plans. She did not feel it would be appropriate now for the commission to "second guess itself." It was noted that the original coquina from the site was saved. The demonstration garden walkways were partially removed and updated for safety concerns due to uneven paving. New concrete was poured, and the original coquina was placed on top of the concrete. Mrs. Day commented that this replacement was done very well, and that it was hardly noticeable that the original walkway had been removed. The irrigation system is being worked on currently. Mrs. Day hoped that an LPC member could be assigned to review the plant materials with the landscape architect, since plant availability was in question at the time of the landscape approval. Most members agreed that the garden is a work in progress, and when the plant material is installed, the garden will take on a whole different look. The plant installation should quell residents' concerns about the garden. Mrs. Victor stated that she was satisfied that Morgan Wheelock has been totally forthcoming with information and plans relating to the Four Arts Garden. Mr. Pandula agreed that the project is progressing according to the LPC approvals, and the hardscape changes included are meant to address safety and liability concerns. He regards it as "a fabulous project."

3 Mrs. Day asked Mr. Pandula if he would like a member of the commission to review the landscape materials with Mr. Wheelock or Mr. Skowron. Mrs. Victor volunteered to serve in this way, and she will update the commission after the site visit.

4 Mrs. Coniglio asked what sort of preparations are being done to move Seagull Cottage to Bradley Park, and if the park property will then become more "landmarkable". Mr. Reg Stambaugh of the Preservation Foundation responded that they are meeting with Dr. Norris of the Chapel, and they have provided the town with a proposed lease. He stated that the Preservation Foundation will ultimately provide a landscape plan for the entire park, which includes siting the cottage within the park. The Preservation Foundation is also meeting with historic redevelopers to perform interior and exterior renovation. Right now, however, progress

is at a standstill until the lease is reviewed and approved by the town, and then effected.

Mr. Frank stated that he believes that when the Seagull Cottage is moved into Bradley Park, the LPC will be asked to landmark the Seagull Cottage in perpetuity.

Mrs. Victor raised the question about the impact of the pending bridge work to Bradley Park. Staff could only acknowledge that there will be a DOT project relative to the Flagler Memorial Bridge, but the DOT has not yet entered into the design phase for this project. The Landmarks Preservation Commission will be integral in the review process for changes to the bridge.

Mr. Stambaugh offered to give monthly reports to the LPC, on an informal basis, relative to the Seagull Cottage and Bradley Park.

Mrs. Hoffman mentioned that the west campus of the Public School looks terrible. Mr. Frank responded that the Four Arts has leased the building from the School Board. In response to previous complaints about the condition of this site, Mr. Frank had contacted Ron Minnichs of the Four Arts to address these concerns. Mr. Frank noted that Mr. Minnichs had cut the grass, and that staff approval had been given for a 4 ft. wooden fence on the north side of the property. Mr. Castro reported that a Special Exception application by the Hebrew Academy has been filed to have a playground on the northeast corner of the property. Only eight students are anticipated at this time, but the maximum is 30. This matter will be heard by the Town Council on August 8, 2006. LPC members were invited to attend the Town Council meeting. Ultimately, the Four Arts is responsible for the site and the landscaping.

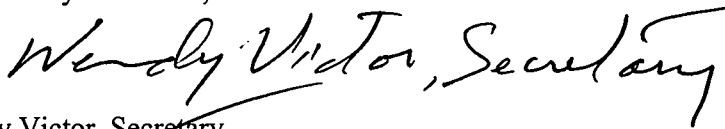
VIII **COMMENTS FROM THE PUBLIC:** None

IX **ADJOURNMENT:**

MOTION BY MR. SEGRAVES TO ADJOURN THE MEETING AT APPROXIMATELY 11:15 A.M.

**MOTION SECONDED BY MRS. CONIGLIO.
MOTION CARRIED UNANIMOUSLY.**

Respectfully submitted,



Wendy Victor, Secretary

LANDMARKS PRESERVATION COMMISSION

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, August 16, 2006 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

cmd

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2006

MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Eugene Pandula	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____
Ann Blades	<u>_P_</u>	<u>_P_</u>	(Term maximum reached)									
Judy Hoffman	<u>_P_</u>	<u>_P_</u>	<u>_E_</u>	<u>_P_</u>	<u>_E_</u>	<u>_E_</u>	<u>_P_</u>	_____	_____	_____	_____	_____
Patrick Segraves	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____
Wendy Victor	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	_____	_____	_____	_____	_____
William Lee Hanley Jr.	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____
Robert Eigelberger	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_A_</u>	<u>_U_</u>	_____	_____	_____	_____	_____
Eileen Bresnan			<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Eileen L. (Morris) Bresnan	<u>_P_</u>	<u>_P_</u>	(Promoted to regular member)									
Gail L. Coniglio	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	<u>_P_</u>	_____	_____	_____	_____	_____
Hazel Rubin	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_U_</u>	_____	_____	_____	_____	_____
D. Imogene Willis			<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	<u>_P_</u>	_____	_____	_____	_____	_____

LEGEND: P=Present, E=Excused, U=Unexcused, A=Absence Pending Classification as "excused" or "unexcused"



**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

RECORD OF VOTING CONFLICTS 2006

MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Eugene Pandula	<u>V</u>	___	___	___	___	___	<u>V</u>	___	___	___	___	___
Ann Blades	___	___	(Term maximum reached)									
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Patrick Segraves	<u>V</u>	<u>VPD1</u>	___	___	___	___	<u>V</u>	___	___	___	___	___
Wendy Victor	___	___	___	___	___	___	___	___	___	___	___	___
William Lee Hanley Jr.	___	___	___	___	___	___	___	___	___	___	___	___
Robert T. Eigelberger	___	___	___	___	___	___	___	___	___	___	___	___
Eileen Bresnan	___	___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/06	2/06	3/06	4/06	5/06	6/06	7/06	8/06	9/06	10/06	11/06	12/06
Robert T. Eigelberger	___	___	(promoted to regular member)									
Eileen L. (Morris) Bresnan	___	___	(Promoted to regular member)									
Gail L. Coniglio	___	___	___	___	___	___	___	___	___	___	___	___
Hazel Rubin	___	___	___	___	___	___	___	___	___	___	___	___
D. Imogene Willis	___	___	___	___	___	___	___	___	___	___	___	___

LEGEND: V = One Voting Conflict during a meeting
 V2 = Two Voting Conflicts during a meeting
 V3 = Three Voting Conflicts during a meeting

VPD = Voting Conflict Previously Declared
 (This category to be used when a conflict has
 Been declared at a previous meeting, and the
 Changes being reviewed are part of an ongoing
 project. **ONLY COUNT ORIGINALDECLARED
 CONFLICT PER JCR, TOWN ATTORNEY**)



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

LAST NAME—FIRST NAME—MIDDLE NAME PANDOLA, GENE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARKS PRESERVATION COMMISSION	
FILING ADDRESS 366 COLONIAL ROAD		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY WEST PALM BEACH, FL. 33405		NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH VOTE OCCURRED 7/19/06		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

Minutes

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 present with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

1 You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, GENE PANNUCA, hereby disclose that on 19 July, 192006

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

☐ inured to my special private gain; or

☒ inured to the special gain of MR CHARLIE ROBERTS, by whom I am retained

(b) The measure before my agency and the nature of my interest in the measure is as follows:

HAD BEEN
RETAINED

WE HAVE NO INTEREST IN THE
CURRENT PROJECT. WE HAD PROVIDED
INFORMATION / CONSULTING TO THE
CURRENT CONTRACT PURCHASER REGARDING
THE PROPERTY APPROXIMATELY A YEAR
AGO.

7/19/06
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.

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

LAST NAME—FIRST NAME—MIDDLE NAME SEEVERS PATRICK W		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARKS PRESERVATION COMMISSION
MAILING ADDRESS 204 PHIPPS PLAZA		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: PALM BEACH FL.
CITY PALM BEACH FL.	COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 07-19-06		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

Minute

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 present with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

You should 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 should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, PATRICK SEPANUS, hereby disclose that on 07/19, 2004:

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

☐ inured to my special private gain; or

☒ inured to the special gain of _____, by whom I am retained.

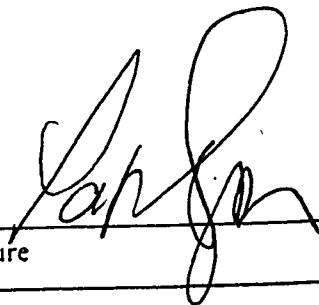
(b) The measure before my agency and the nature of my interest in the measure is as follows:

I AM THE ARCHITECT FOR PROJECT
@ 209 SEASPRAY AVE, PALM BEACH FL.

Date Filed

07-19-04

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.

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

LAST NAME—FIRST NAME—MIDDLE NAME SEEVERS PATRICK W		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARKS PRESERVATION COMMISSION	
MAILING ADDRESS 1204 PHIPPS PLAZA		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: PALM BEACH FL.	
CITY PALM BEACH FL.	COUNTY	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 07-19-06		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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Your responsibilities under the law when faced with 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

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should 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:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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- A copy of the form should be provided immediately to the other members of the agency.
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IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION OR VOTE AT THE MEETING:

- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, PATRICK SEPANUS, hereby disclose that on 07/19, 2004

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

☐ inured to my special private gain; or

☒ inured to the special gain of _____, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

I AM THE ARCHITECT FOR PROJECT
@ 209 SEASPRAY AVE, PALM BEACH FL.

07-19-04
Date Filed

[Signature]
Signature

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

LAST NAME—FIRST NAME—MIDDLE NAME PANDULA, GENE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LANDMARKS PRESERVATION COMMISSION	
MAILING ADDRESS 366 COLONIAL ROAD		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
CITY WEST PALM BEACH, FL. 33405		NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
DATE ON WHICH NOTE OCCURRED 7/19/06		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. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

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INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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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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A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but **must** disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

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

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- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

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- You should disclose orally the nature of your conflict in the measure before participating.
- You should 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 should incorporate the form in the minutes.

DISCLOSURE OF STATE OFFICER'S INTEREST

I, GEORGE PANNUCA, hereby disclose that on 19 JULY, 192006

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

☐ inured to my special private gain; or

☒ inured to the special gain of MR CHARLIE ROBERTS, by whom I am retained

(b) The measure before my agency and the nature of my interest in the measure is as follows:

HAD BEEN
RETAINED

WE HAVE NO INTEREST IN THE
CURRENT PROJECT. WE HAVE PROVIDED
INFORMATION / CONSULTING TO THE
CURRENT CONTRACT PURCHASER REGARDING
THE PROPERTY APPROXIMATELY A YEAR
AGO.

7/19/06
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), 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 \$5,000.