

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

WEDNESDAY, FEBRUARY 20, 2002 AT 9:00 A.M.

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

I **Call to Order:** The meeting was called to order at 9:00 a.m. by Chairman Eugene Pandula.

II **Roll Call:**

PRESENT: Eugene Pandula, Chairman
Elizabeth Dowdle, Vice Chairman
Sari M. Wilkey, Member
Jacqueline Albarran de Mendoza, Member
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Alternate Member
Laurel Baker, Alternate Member
Wendy Victor, Alternate Member
Leslie Hogan, Town Attorney Representative
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
Jane Day, Staff Preservation Consultant

ABSENT: Ann Blades, Secretary (Unexcused)

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the January 16, 2002 meeting:**
MOTION FOR APPROVAL OF THE MINUTES BY MRS. VANNECK.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

IV **Administration of the Oath to all persons who wish to testify:** By Mrs. Delp

V

Public Hearings:

A. Application for Certificate of Appropriateness #32-2001 (deferred from Dec. 2001 and January 2002) Miscellaneous changes

Owner/Applicant: Brazilian Court, Inc.

Address: 301 Australian Avenue

Architect: The Lawrence Group

Project Description: Request approval of the following...

1. Re-pave surfaces of the north and south courtyards with a combination of keystone and brick
2. Replace glazing of bay windows with fixed french doors in the center panel and full height single hung windows in the two sides
3. Cover the ceiling of the connecting walk between the two courtyards with pecky cypress
4. Remove all handrails not required by code
5. Other associated changes as presented

Please note that at the December meeting, the handrails, pecky cypress, and re-paving in cast stone only were approved. The re-glazing of the bays was deferred for more research. At the January meeting, there was just a motion for a deferral to the February meeting. **PLEASE NOTE THE APPLICANT IS REQUESTING DEFERRAL TO THE MARCH MEETING.**

MOTION FOR DEFERRAL TO THE MARCH MEETING BY MRS. VANNECK.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness # 1-2002 (deferred from January) Restoration, Addition, Pool, Pergola, Landscaping & Misc. Changes

Owner/Applicant: Kathleen Hammer

Address: 222 El Brillo Way

Architect: Giacomelli Architecture Inc.

Project Description: Request approval of the following...

1. Restoration of all original existing architectural elements
2. Restore original existing porch on the second floor east facade to its original design, with the exception of larger support wood columns to meet code. This includes removal of all later enclosures and windows on the original porch.
3. Restore all windows and doors of main house, or replace with a matching profile.
4. Add new French doors to the east, west and north facades of the house to match existing French doors on the front facade.
5. Enclose loggia room on the back of the main house with a new facade and French doors to match. Includes removal of current aluminum sliding glass doors.
6. Construct a new architectural bridge between the main house and the garage and guest house to provide covered access on two levels.
7. Restore west garage facade.

8. Install all new windows on garage to match profile of rest of property.
9. Restore gardener's shed and re-design as pool house.
10. Replace barrel tile roof on each of the three buildings with hand made clay barrel tiles.
11. Construct new pool on the north side of the property.
12. New pergola over existing patio.
13. Landscaping - ficus hedges of varying heights and additional palms.

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION.

(Previously declared Voting Conflict for Mrs. Albarran de Mendoza)

Mrs. Victor declared that she had been to the site.

At the January meeting, there was a motion for approval of the project, as presented, with a deferral of certain details on the open porch, the number of lites on the two larger new french doors, balustrade detailing, and railing details.

Architect Dario Giacomelli was sworn in by Mrs. Delp. He presented revised elevations in response to last month's deferral of certain details, primarily on the south and west elevations. A cypress railing will replace the previously proposed cast stone balustrade on the south elevation. A decorative wrought iron railing, to match the balcony railing on the front elevation, will be used at the second floor level of the connecting bridge. Proportions of certain french doors were adjusted. It was stated by Mr. Giacomelli, during this presentation, that the owner is no longer seeking tax abatement relative to this project.

**MOTION BY MRS. WILKEY FOR APPROVAL OF THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. DOWDLE.
MOTION CARRIED UNANIMOUSLY.**

**C. Application for Certificate of Appropriateness #4-2002
 New Ballroom**

Owner/Applicant: The Mar-a-Lago Club, L.C.

Address: 1100 South Ocean Boulevard

Architect: REG Architects Inc.

Project Description: Request approval to construct a new, one story, CBS, detached ballroom building on the south side of the property, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATION:

Mrs. Dowdle visited the architect.

Mr. Pandula met with Mr. Blackman and Rick Gonzalez.

Mrs. Albarran de Mendoza met with Mr. Blackman and Mr. Gonzalez.

Mrs. Vanneck and Mrs. Wilkey received telephone calls, but were unable to meet with them.

Mrs. Delp administered the oath to Mr. Gonzalez.

Wes Blackman, Director of Projects, and Rick Gonzalez, Architect, presented this request. Mr. Frank stated that the detailed drawings required for presentation were not received by the deadline, and were not available for staff's meeting with the Chairman on this past Monday. Therefore, staff has been unable to review same. However, the project review, which will probably be an ongoing process, can be introduced today. Staff requests that no action be taken on the item today. Mr. Blackman responded that he did not expect a decision today relative to this project, and pledged that all submission documents will be delivered to the town.

Mr. Blackman explained that the ballroom was part of a master plan approved by the Town Council several years ago. The National Trust for Historic Preservation, which owns critical historical features at Mar-a-Lago, has approved the design being proposed today, and that approval process has taken quite some time. Mr. Blackman encouraged members of the LPC to schedule an on-site visit with him before the March meeting. A model of the project was placed on the dias.

Architect Rick Gonzalez stated that he has been working on the ballroom for six years. The National Trust required that the view easement, ocean to lake, be preserved; that a landscaping edge be constructed; and that the applicant should look for the lowest spot on the property to site the building so it disappears as a building in the woods.

The new ballroom will have 17,000 square feet, 180' x 75' in dimension. A 40'x30' loggia will be placed in front of the building. Restrooms will occur on both sides of that loggia. A dance floor and stage are found at the east end of the building; the ballroom in the center; and kitchen service on the west end of the building. The building, while at a low point on the site, will be 9' above sea level. There will be a service drive on the south side of the building. A rooftop garden is being contemplated for the building. Mr. Gonzalez reviewed the proposed elevations. A cross section of the building shows the view easement preserved, 100' wide.

After having met with some of the members previously, Mr. Gonzalez prepared another design alternative adding a small tower to the building to create an asymmetrical design. The LPC stated its preference for asymmetry in the design. Mrs. Albarran de Mendoza suggested that the kitchen end of the building be designed according to its intended use, and therefore, it should not match the east end. Mrs. Vanneck commented about the roof chimney details being too fussy. Mr. Gonzalez agreed that two of them could be deleted. Mrs. Vanneck asked the architect to make an attempt at reducing the size of the ballroom building. Mrs. Victor was concerned about the footprint of the building having such mass as to change the character of the Mar-a-Lago property. Mr. Blackman responded that the National Trust was concerned about that too, but the Club does have certain operational needs and wants to be able to assemble a maximum of 700 persons in a weatherproof and soundproof structure. Mr. Pandula asked that the building be kept invisible from any vehicles driving by; that the pure symmetry be eliminated; that the architect should add some relief to the footprint via notches; that the main entrance be made more special;

and that the architect shall supply floor plans with his resubmittal. Revised drawings will be prepared for the next meeting.

MOTION BY MRS. WILKEY FOR DEFERRAL TO THE MARCH MEETING.

MOTION SECONDED BY MRS. DOWDLE.

MOTION CARRIED UNANIMOUSLY.

VI **Other Business:**

A. 181 Clarendon Avenue - Informal Review - Windows & Doors

Architect Noe Guerra was sworn in by Mrs. Delp. Since the original approvals were given, the owner has found a window/door manufacturer, one capable of producing products that meet hurricane and egress codes. These windows and doors, however, will impact the existing characteristics of the proportions and styles of the doors and windows. He proposed several alternatives for the casement windows...full mahogany impact units which meet impact resistant requirements, but have a center bar for structural support (visually less similar); and a preferable option which are single swing casement windows meeting both egress and impact requirements (visually representative of the original windows). Mrs. Albarran de Mendoza informed Mr. Guerra of another manufacturer who produces impact resistant casements in mahogany without a center support. She commented that she feels very uncomfortable with having something that looks like a window with two moving parts open as one. There are similar issues with 11 pairs of French doors on the project. A third area of concern is finding casement windows to look like double hung windows for the east elevation. Could some of the openings be shuttered to alleviate the impact requirement? Yes. Mr. Pandula commented, however, that changing double hung windows to casements so they look like double hung windows is going far enough, and that it would be better to keep all of the windows rated, than to shutter some of them. Several other doors and windows on the building were discussed as well.

Mr. Frank commented that this is a tax abatement project, and staff is pleased with how this project is progressing. In order for the abatement to remain in place, Staff will have to ultimately make a determination whether the window/door options selected are as close as the applicant can get to the original and still meet the code. Mrs. Day called for LPC feedback relative to the window/door options presented today. Mrs. Wilkey commented that she would prefer that the windows match in appearance to the original window, even if the window opens differently. Mrs. Victor stated she was uncomfortable with a "french window" pretending to be a casement window; "it should be what it is meant to be." Mr. Guerra will return to a future meeting with his client's selections for the windows/doors.

B. Discussion relative to 400 South Ocean Boulevard (deferred from January)

Mr. Frank reported that there is a request for deferral of this item, whether or not to study 400 South Ocean Boulevard for possible landmark designation. The condominium association has

contacted Mr. Frank. There are certain unit owners who oppose the landmark designation, and they are represented by counsel. The annual meeting of the condominium association will occur later this week, and this matter will be discussed at that time. This item will be carried on the LPC's March agenda.

MOTION BY MRS. DOWDLE FOR DEFERRAL TO MARCH.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Attorney Larry Mesches of Koeppel, Gottlieb addressed the LPC representing several of the unit owners opposed to the landmarking. Some of those owners were present in the audience today. He noted that this matter is not listed on the agenda for the meeting of the condominium board, but it could come up under "Other Business."

C. Distribution of Designation Report(s) for March meeting

Without any commentary, the Designation Report for the Royal Poinciana Theatre was distributed to the members.

D. Comments by Robert Moore regarding LPC membership/non-resident experts

Mr. Moore reported that at the LPC's last meeting, the commission asked the Town Council to consider a second non-resident expert for membership. This matter was discussed at the recent ORS meeting. The recommendation of the ORS was to take no action on this request, and that was sustained by the Town Council.

E. Discussion relative to Strategic Planning Board

Mr. Moore stated that earlier in February, the Zoning Commission went through a SWOT (Strengths, Weaknesses, Opportunities and Strengths) exercise with the Mayor. The Mayor would like the LPC and ARCOM to go through the same exercise. If the LPC was inclined to participate in such a meeting, staff will choose a time convenient to both commissions and the Mayor to have a joint meeting. It was understood that the LPC would like to participate in the joint SWOT with ARCOM and the Mayor.

F. Farewell to Mrs. Albarran de Mendoza

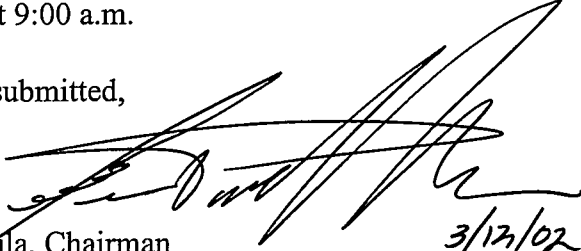
As this was Mrs. Albarran de Mendoza's last meeting in her service to the LPC, Mr. Pandula expressed his regret in losing her extraordinary expertise on the board. She will be sorely missed. Her long time service on the LPC is greatly appreciated.

VII Adjournment:

MOTION TO ADJOURN BY MRS. WILKEY AT 10:30 A..M.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on **WEDNESDAY, March 20, 2002** in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach at 9:00 a.m.

Respectfully submitted,


Eugene Pandula, Chairman
LANDMARKS PRESERVATION COMMISSION

3/17/02

cmd

**TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION**

ATTENDANCE RECORD 2002

MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02
Eugene Pandula	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Elizabeth Dowdle	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Sari M. Wilkey	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jacqueline Albarran de Mendoza	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Vanneck	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Ann Blades	<u> P </u>	<u> U </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Jack Pyms	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

ALTERNATE MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02
Judy Hoffman	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Laurel Baker	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor	<u> P </u>	<u> P </u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

LEGEND:

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

RECORD OF VOTING CONFLICTS 2002

[illegible]

ALTERNATE MEMBERS	1/02	2/02	3/02	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02
Judy Hoffman	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Laurel Baker	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Wendy Victor			_____	_____	_____	_____						

LEGEND:	V	=	One Voting Conflict during a meeting	VPD	=	Voting Conflict Previously Declared
	V2	=	Two Voting Conflicts during a meeting			(This category to be used when a conflict has
	V3	=	Three Voting Conflicts during a meeting			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)

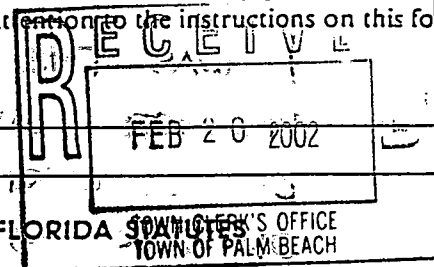
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME ALBARRAN de MENDOZA, JACQUELINE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LPC	
FILING ADDRESS 204 PHIPPS PLAZA		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: :: CITY :: COUNTY :: OTHER LOCAL AGENCY	
CITY PALM BEACH, FL. 33480	COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 02/20/02		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 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, JACQUELINE ALBARRAN de MENDOZA, hereby disclose that on 02/20/02, 1902

(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:

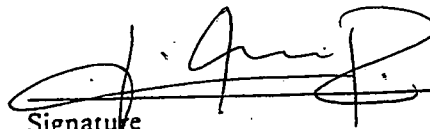
I WAS THE ARCHITECT OF RECORD FOR PREVIOUS PROJECTS WITH THE APPLICANTS FOR CERTIFICATE OF APPROPRIATENESS # 1-2002 & STILL HAVE ONGOING ISSUES WITH THEM.

(This is a previously declared
Conflict of Interest)

Date Filed

02/20/02

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 ALBARRAN de MENDOZA, JACQUELINE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE	
WORKING ADDRESS 204 PHIPPS PLAZA		THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: :: CITY :: COUNTY :: OTHER LOCAL AGENCY	
CITY PALM BEACH, FL. 33480	COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 02/20/02		MY POSITION IS: :: ELECTIVE :: APPOINTIVE	

Minutes

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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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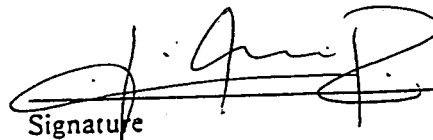
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