



TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting Held on October 22, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Alexander Griswold, Anne Fairfax, Julie Herzig Desnick, Jacqueline Albarran, Brittain Damgard, Kim Coleman, Alexander Ives, Cathy Brooker, Jane Lindsay-Scott, and Henry Ittleson

Staff Present: Friederike Mittner, Abraham Fogel, Kelly Churney, and Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes from the September 17, 2025, Landmarks Preservation Commission Meeting

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the minutes of the September 17, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

Town Clerk Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

2. OFFICIALS

Ms. Coleman thought the southern entrance to the town resembled a construction zone and was unappealing. She hoped that the barricades would be removed and that people would adjust to the new lighting and arm that had been installed.

3. STAFF

Ms. Mittner reported that over the past month, there had been 31 administrative approvals in coordination with Chair Damgard.

4. PUBLIC - 3 MINUTE LIMIT

Chair Damgard called for public comment. No one indicated a desire to speak.

CONSENT AGENDA

A motion was made by Mr. Segraves and seconded by Mr. Griswold to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

5. ZON-25-0069 335 COCOANUT ROW The applicant, 335 Cocoanut Row Trust, has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement for the property containing two (2) Historically Significant Buildings.
6. ZON-25-0062 222 SEASPRAY AVE. The property owners, Robin Esterson and Pamela Hickory, have filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing primary structure and accessory structure at a finished floor elevation below the current FEMA requirement.

UNFINISHED BUSINESS

7. HSB-25-0009 10 TARPON ISLE The applicant, Christian Bolliger with Cooper Robertson, has filed an application requesting review and approval of demolition of the existing bridge and reconstruction, and exterior alterations including roof replacement, partial door replacement, and the installation of a new pergola for the property containing a Historically Significant Building. *[This item has been deferred to the November 19, 2025, Landmark Preservation Commission meeting.]*

****Note: This item was deferred to November 19, 2025, at the approval of the agenda.***

8. HSB-24-0009 (ZON-25-0004) 335 COCOANUT ROW (COMBO) The applicant, 335 Cocoanut Row Trust, has filed an application requesting the review and approval of window and door replacement, roof replacement, and landscaping and hardscape modifications including a new pool which requires a variance to allow landscape open space to increase from existing but still not meet the minimum requirement for the

property containing two (2) Historically Significant Buildings. ***[Per the Development Order condition of approval, the applicant will present window shop drawings.]***

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the shop drawings, plans, and a material sample for the proposed fenestration.

Mr. Segraves wondered if the glass would be insulated. Mr. Perry stated that it would not. Mr. Segraves thought that the non-insulated was preferred.

Ms. Albarran was familiar with the product and provided support for the project.

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

A motion was made by Mr. Segraves and seconded by Mr. Ives to approve the project as presented with the 9/16 inch impact glass. The motion was carried unanimously, 7-0.

NEW BUSINESS

9. COA-25-0028 159 AUSTRALIAN AVE. The property owners, Cornelia and Richard Thornburgh (SKA Architect + Planner, Design Professional), have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for a new 26KW generator for the landmarked property.

Several members disclosed ex parte communications. *Ms. Albarran disclosed a conflict of interest and left the dais.*

Mr. Fogel provided staff comments on the project.

Jackie Albarran of SKA Architect + Planner presented the plans for the proposed generator.

Mr. Segraves thought the location was the ideal space for the generator.

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

A motion was made by Mr. Segraves and seconded by Ms. Coleman to approve the project as presented. The motion was carried unanimously, 7-0.

10. COA-25-0029 1100 SOUTH OCEAN BLVD – MAR-A-LAGO The applicant, Mar-a-Lago Club, Inc. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting a Certificate of Appropriateness review and approval for a helicopter pad and associated site work within the western lawn of the landmarked property.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Attorney Harvey Oyer, on behalf of the applicant, presented the request for the helipad. He

presented the modifications to the helipad, which differed from the one installed in 2017.

Ms. Coleman wondered if the approval was optional or merely a formality. Mr. Oyer described the request from the White House and stated the Secret Service and the Mar-a-Lago Club endorsed it. Ms. Coleman wondered if the town should anticipate any noise complaints. Mr. Oyer discussed its use and the intentions for the helipad.

Ms. Herzig-Desnick requested confirmation that the helipad would be removed upon the President's term ending. Mr. Oyer confirmed that it would be removed.

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

Mr. Ives stated that Mar-a-Lago, not the White House, is the applicant and should be held to the same standards as any private property. He voiced concern over the growing trend of "temporary" structures that remain for long periods and harm the Town's historic and architectural character. Citing Mar-a-Lago's history of numerous alterations, prior misuse of its helipad, and preservation issues, he said the property, described as the most extraordinary house ever built in Palm Beach, deserved exceptional care. Noting that the Town has denied requests from other prominent individuals, he concluded that the proposal is not visually compatible under Section 54-122(a) and suggested a denial to uphold the Town's dignity and integrity.

Mr. Ittleson agreed with Mr. Ives's statement. However, since the home belonged to the President of the United States, he thought the motion should include a statement that any future owners of Mar-a-Lago would not be allowed to use the helipad.

Ms. Brooker agreed with Mr. Ives's concerns about temporary structures but emphasized that this case is unique because it involves the President and national security considerations. She noted that the helipad had previously been removed and the property restored after the President left office, demonstrating good faith. Therefore, she said she would support a motion recognizing that this application differs from other temporary structure requests.

Mr. Oyer stated that the town's codes did not permit take-offs and landings within the town without special authorization. He confirmed that this would not set a precedent in the town.

Mr. Ives inquired about the feasibility of landing helicopters at the White House without a helipad. Mr. Oyer indicated that he had the same question and learned about the different soil there. He also stated that there was not as much rainfall there. The issue was related to the helicopter's weight.

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

A motion was made by Ms. Albarran and seconded by Ms. Coleman to approve the project as presented. The motion was carried 6-1, with Mr. Ives dissenting.

11. HSB-25-0011 128 SEABREEZE AVE. The applicant, LaBerge & Menard Inc., has filed an application requesting Landmarks Preservation Commission review and approval for partial door replacement for the main structure within the historically significant property.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Chris Kidle of LaBerge & Menard presented the plans for the side and rear doors.

Mr. Segraves asked where the steel doors were installed. Mr. Kidle responded and showed the photographs to the Commission. Mr. Segraves stated that he preferred the steel windows and doors; he did not believe aluminum windows were more historic and wished the entire home had steel windows.

Mr. Ives asked about the mistake with the doors. Mr. Kidle explained the owner's choice of the steel door.

Mr. Griswold inquired about the approval process for the doors and what documentation was provided when the home received its initial approval. He asked about the staff's concern and whether it related to the material or the proportions of the doors. Ms. Mittner stated that the proportions were more of a concern, and the fact that the doors that were installed at the locations shown were not what was approved by the Commission. Mr. Griswold expressed concern about setting a precedent and added that unapproved changes by the owner had to stop.

Ms. Coleman was concerned that the doors were not approved and wondered if they were too contemporary for the home.

Mr. Segraves agreed on the need for consistency in enforcing rules but noted that window replacements at this property may have been intended as an upgrade. He said the thinner frames and muntins differ from what was approved, but since the proportions match and the materials might be of higher quality, he suggested giving the applicant the benefit of the doubt.

Mr. Ittleson thought it would set a terrible precedent to approve a product that the Commission did not initially approve.

Ms. Damgard thought that while the doors were nice-looking, she did not believe they were appropriate for the home. She also thought it would be setting a bad precedent if they approved the doors. She wondered if the Commission would consider a compromise on the back doors if the professional redesigned the front door to resemble its original approved design, since it would be visible.

Mr. Kidle further explained the replacement of the doors.

Mr. Griswold thought that if the Commission approved the project, they needed to shut the door on similar approvals in the future, so no precedents would be set.

Ms. Brooker said it was difficult to separate design issues from process violations, since denial is currently the only way to address unapproved changes. She suggested adding a financial penalty in the code to deter applicants from making substantial unapproved alterations. While she felt the windows looked somewhat modern, she might have approved them if they had been

properly submitted, but emphasized the need to avoid setting a precedent for bypassing the Commission's approval process.

Mr. Ives agreed with Commissioners Brooker and Griswold, emphasizing that the issue was not the design itself but the applicant's disregard for the approval process. He said the Commission's authority must be respected and suggested adding penalties or a "strike" system for owners, not just contractors, who make unapproved changes. He noted that if the applicant had followed the approved plan and properly sought changes, the Commission's response would have been very different.

Ms. Coleman thought that an approval would set a terrible precedent and believed the only penalty to impose would be a denial. She was willing to offer the compromise offered by Ms. Damgard.

Ms. Damgard called for public comment.

Thomas Keller of Wildes Builders explained that there was no intent to deceive or bypass the approval process. He stated that he believed the work was completed within the approved parameters, based on prior discussions with the Historic Preservation staff and his architect. The only deviation involved the width of the door styles and rails, which he thought met the requirements, and he emphasized that any changes were made at the owner's request, not to avoid oversight.

Mr. Ives asked the staff if the applicant could remove the historically significant building title and obtain project approval from the Architectural Commission. Ms. Mittner stated that they would need to finish the project, and then they could make that change. She further stated that she did not believe there was any malicious intent and agreed that the revised light pattern is now accurate. She noted the only remaining issue is the differing width and profile of certain door openings compared to the original architecture.

Aimee Sunny of The Preservation Foundation of Palm Beach said the Foundation consistently advocates for maintaining historic divided-light patterns, muntin designs, and proportions that reflect a property's original character. While acknowledging the Commission's tendency to allow more flexibility at the rear of properties, she noted that the front door's thinner styles and rails create a more contemporary look inconsistent with the home's historic style and visibility from the street.

A motion was made by Ms. Coleman and seconded by Mr. Segraves to approve the rear doors, with the condition that the front door be changed to the approved door. The motion was carried 6-1, with Ms. Herzig-Desnick dissenting.

ANY OTHER BUSINESS

12. Overview of Past Projects: Royal Poinciana Playhouse

Mr. Fogel presented the history and changes to the Royal Poinciana Playhouse.

The Commissioners agreed that the changes looked very nice.

13. Historic Resources Map Overview

Mr. Fogel stated that the staff now has an interactive map of the landmarked homes in the Town. Mr. Fogel reviewed the map with the Commissioners, answered questions, and stated that he would send out an email with the link to the map and instructions on how to use it.

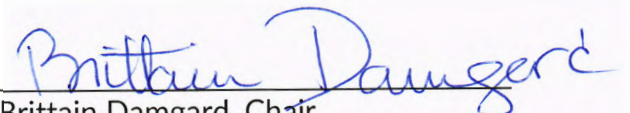
MEETING SCHEDULE

14. The next meeting is scheduled for November 19, 2025.

ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Segraves to adjourn the meeting at 10:44 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,



Brittain Damgard, Chair

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

LAST NAME—FIRST NAME—MIDDLE NAME Albarran Jacqueline	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission
MAILING ADDRESS 324 Royal Palm Way #227	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED October 22, 2025	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, Jacqueline Albarran, hereby disclose that on October 22, 20 25:

(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:

CoA-25-0028

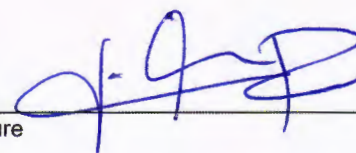
159 Australian Avenue

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

10/22/25

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.