

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

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, APRIL 16, 2025.**

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

I. CALL TO ORDER

Chair Damgard called the meeting to order at 9:29 a.m.

II. ROLL CALL

Brittain Damgard, Chair	PRESENT
Kim Coleman, Vice Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	PRESENT
Julie Herzig Desnick, Member	PRESENT
Alexander Hufty Griswold, Member	PRESENT
Alexander Ives, Member	PRESENT
Catherine Brooker, Alternate Member	PRESENT
Jane Lindsay-Scott, Alternate Member	PRESENT
Henry Ittleson, Alternate Member	PRESENT

Staff Members present were:

Friederike Mittner, Design and Preservation Manager
Abraham Fogel, Design and Preservation Planner
Kelly Churney, Town Clerk
Laine Francisco, Assistant Town Attorney

III. PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of March 19, 2025

A motion was made by Mr. Ives and seconded by Ms. Coleman to approve the minutes of the March 19, 2025, meeting as presented. The motion was carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

Ms. Mittner announced the deferral request for COA-25-0003, 303 Pendleton

Lane, and the designation request for 303 Pendleton Lane to the November 19, 2025, meeting.

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

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

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

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

No comments were heard at this time.

VIII. COMMENTS OF THE LANDMARKS COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

A. Administrative Review Monthly Update

Ms. Mittner stated that there have been 21 administrative staff approvals since the last meeting.

B. Overview of Past Projects: 318 Australian Ave

Mr. Fogel presented the renovation and restoration of the property at 318 Australian Avenue.

Elizabeth Ailes, owner of 318 Australian Avenue, thanked her architectural and construction team, who assisted her with the renovations, and the Preservation Foundation for their assistance.

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

No one indicated a desire to speak at this time.

X. PROJECT REVIEW

A. TIME EXTENSIONS

1. **EXTPLAN-25-0003 235 BANYAN RD.** The applicant, Richard Kurtz, has filed an application requesting an Extension of Time for a previously issued Certificate of Appropriateness for the construction of a new two-story, approximately 1,072 SF accessory structure with hardscape and landscape (ORIGINALLY COA-23-043 (ZON-23-117) AND APPROVED AT THE MAY 22, 2024, LPC MEETING).

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments for this project.

Patrick O'Connell of Patrick Ryan O'Connell Architect, LLC., explained the request for the one-year extension.

Ms. Damgard asked for clarification on the time extension. Mr.

O'Connell responded.

A motion was made by Ms. Fairfax and seconded by Mr. Griswold to approve a one-year extension as requested. The motion carried unanimously, 7-0.

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

B. CERTIFICATES OF APPROPRIATENESS-OLD BUSINESS

1. **COA-24-0025 (ZON-24-0065) 70 MIDDLE RD (COMBO)** The applicant, Jennifer Naegele, has filed an application requesting a Certificate of Appropriateness for the review and approval of the addition of a covered terrace, a laundry room addition, relocation and installation of new mechanical equipment, new site walls, landscape, and hardscape modifications, requiring a total of six (6) variances, three (3) variances previously considered by the Landmarks Preservation Commission to 1) increase the lot coverage for the laundry room addition, 2) increase the cubic content ratio ("CCR") for the laundry room and covered terrace additions, 3) reduce the side (north) yard setback for the laundry room and the covered terrace additions, and three (3) new variances, 1) increase the building height and the overall building height for the covered terrace addition and the rooftop steps, 2) reduce the street (south) side yard setback for pool and fountain equipment and increase the distance between the new fountain water's edge and the fountain equipment, and 3) increase the height of site walls associated with a mechanical equipment enclosure in the street (south) side yard setback for the Landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

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

Mr. Fogel provided staff comments for this project. Attorney Francisco discussed why commissioners would need to recuse themselves if they had a conflict of interest. She also noted that the application's requests did not alter the deadlines outlined in the construction management agreement.

Jackie Albarran of SKA Architect + Planner presented the architectural modifications for the landmarked home. Bill Langford of SKA Architect + Planner presented the landscape and hardscape plans for the site.

Ms. Coleman asked for confirmation that the proposed landscaping met the native requirements. Ms. Albarran provided confirmation.

Ms. Brooker asked about the terrace on the north side of the building and wondered if the landscaping would screen the terrace from the neighbors. Ms. Albarran confirmed that the neighbors would not see the

terrace.

Ms. Herzig-Desnick asked about the fountain equipment located far from the element. Ms. Albarran explained the code's requirement for the equipment's location.

Ms. Fairfax thought the modifications requested looked reasonable. She asked about the width of the driveway openings. Ms. Albarran described the design and thought the width was 16 feet. Ms. Fairfax questioned the need for both driveways and wondered if one entrance would be better, and if a palm tree needed to be removed for the proposed circular drive. She also asked if the circular drive required a variance. Ms. Mittner stated that the additional curb cut only needed approval from Public Works. Ms. Fairfax thought the requested variances represented the imperfect code and supported the requests. She asked that the dimensions of the driveway be brought to the commission. Ms. Albarran stated that the driveway had been previously approved.

Mr. Griswold wondered if the site wall could be aligned so that it did not interrupt one of the windows. Ms. Albarran explained the design of the site wall.

Ms. Fairfax asked about the width of the proposed driveways. Ms. Albarran stated that she would agree to keep the driveway width at 16 feet.

Ms. Damgard asked if the stone on the front of the home needed to be removed. Ms. Albarran stated it did and explained the process. Ms. Damgard expressed concern about the ladder to the roof and thought it would set an unusual precedent. Ms. Albarran stated it was important to the owner.

Ms. Coleman thought one opening would be sufficient for the driveway, which would work much better and provide more privacy. Ms. Albarran stated that the staff had approved the driveway material.

Ms. Damgard called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, thanked the owner and their design team for preserving the arched stained-glass windows. She wondered about the proposed railings and if they resembled the historic railings.

Mr. Ittleson believed the ladder to the roof was strange and stated that most other homes did not have this feature. Ms. Albarran responded and noted that it was a request from the homeowner.

A motion was made by Mr. Griswold and seconded by Ms. Herzig-

Desnick to approve the project as presented, with the conditions that the roof stairs be removed and that the staff confirm that the driveway material was previously approved. The motion carried unanimously, 7-0.

A motion was made by Ms. Herzig-Desnick and seconded by Mr. Griswold that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property with the elimination of the roof stairs from variance #4. The motion carried unanimously, 7-0.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-25-0003 (ZON-25-0009) 303 PENDLETON LN (COMBO)** The applicant, M. Timothy Hanlon, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new carport addition requiring a side yard (west) setback variance for the property under consideration to be Landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda.
2. **COA-25-0004 (ZON-25-0006) 262 SUNSET AVE (COMBO)** The applicant, James M. Crowley, Esq., has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, including a new front porch, new front door, roof replacement, exterior color change as well as landscape and hardscape modifications including a new pool for the property under consideration to be landmarked. The project will change the use of the property, requiring a site plan review and additional parking for which a variance is being requested. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments for this project.

Attorney Jamie Crowley, representing the owner, provided an overview of the project, discussed the zoning requests, and advocated for a favorable recommendation to the Town Council. Matt MacEachern of Emeritus presented the architectural modifications for the landmarked structure.

Ms. Damgard stated that the Commission focused on the building's facades and wondered if the program could work without a grand entrance, but perhaps a side entrance or two side entrances. Mr. MacEachern responded and explained why the front door proposal was proposed and how the element could be minimized. Ms. Damgard

thought the alternate north elevation had a minimal impact on the front. Mr. MacEachern agreed and thought he could further reduce the element.

Ms. Herzig-Desnick thought the center door interrupted the rhythm of the Prairie style. She recommended that the door include a bottom panel with glass on the top to match the windows. She also did not favor the west pier covered with additional steps; she thought the piers were a strong element of the Prairie style that should be emphasized. Mr. MacEachern supported the idea of adding a bottom panel to the door.

Ms. Fairfax supported Ms. Herzig-Desnick's comments that the piers should remain. She questioned both entries on the front façade. Mr. MacEachern responded and explained the need for both entrances. She supported either door design and recommended retaining the front piers.

Mr. Griswold supported the presentation and advocated for allowing the owner to support the change of the front façade.

Ms. Albarran agreed with the other comments and requested that the horizontal element over the oval window be removed. Mr. MacEachern agreed.

Mr. Ives agreed with the comments of Mr. Griswold, supported the presentation, and advocated approval.

Ms. Coleman asked about the design of the railings. Matt responded. Ms. Coleman thought the railings should have a bit more substance.

Ms. Herzig-Desnick agreed with Mr. Ives but recognized that the commission was the steward of the landmarked property.

Ms. Damgard called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, thanked the owner and their design team for their work on the building. She suggested that the main entrance should be a side entrance. She stated that the design team said it was not possible. She thought the front door on the main entrance could be successful with a front door with a bottom panel and a top window to relate to the other windows and to minimize the front porch element.

Mr. Crowley indicated that the landmarked building was residential but has a use that is no longer allowed in the code. He added that the owner and design team were doing their best to adapt a residential building into two commercial tenant spaces, which was driving the interior planning to make two separate spaces. He stated they were trying to design an adaptive reuse for a commercial building. He

advocated for partial approval to restudy the front façade.

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve the project with the condition that the front door include a bottom panel and the front porch and railings shall be restudied and returned to the meeting on May 21, 2025. The motion carried unanimously, 7-0.

Clerk's note: A short break was taken at 11:13 a.m. and resumed at 11:19 a.m.

3. **COA-25-0006 235 BANYAN RD.** The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the construction of an approximately 242 SF second-floor addition to the rear of the structure of an existing three-story landmarked residence.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments for this project.

Patrick O'Connell of Patrick Ryan O'Connell Architect, LLC, presented the architectural modifications for the landmarked structure.

A motion was made by Mr. Griswold and seconded by Mr. Ives to approve the project as presented.

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

The motion carried unanimously, 7-0.

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO)** The applicant, Dustin Mizell with Environmental Design Group on behalf of 854 SO COUNTY RD LLC, has filed an application requesting review and approval of a guest house, gazebo, driveway, as well as hardscape and landscape modifications, including a variance to allow an additional guest house. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Clerk's note: This item was deferred to the May 21, 2025, meeting at Item V. Approval of the Agenda.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-25-0003 (ZON-25-0008) 177 QUEENS LN (COMBO)** The applicant, Dustin Mizell with Environmental Design Group, has filed an application requesting review and approval of landscape modifications and an increase in site wall height for mechanical equipment screening within the street side (west) yard setback, which requires a height variance for the property containing a Historically Significant Building. This is a combination project that shall also be

reviewed by Town Council as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Fogel provided staff comments for this project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Lindsay-Scott was thrilled that the owners could preserve and save the home. She supported the project.

Mr. Ittleson agreed with Ms. Lindsay-Scott and asked if the wall could be screened with landscaping. Mr. Mizell confirmed that he could add landscaping to mitigate the wall.

Mr. Ives supported Mr. Ittleson's comment and thought a historic district could be considered for the area of Queens Lane.

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

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve HSB-25-0003, 177 Queens Lane, as presented, finding that the overall design of the project meets the Secretary of Interior's Standards for rehabilitation and the criteria set forth in Sections 18-306, 54-122, and 54-123. The motion carried unanimously, 7-0.

A motion was made by Ms. Albarran and seconded by Ms. Coleman that the implementation of the proposed variances will not cause a negative architectural impact on the subject landmarked property. The motion carried unanimously, 7-0.

2. **ZON-25-0010 261 ROYAL POINCIANA WAY** The applicant, Poinciana Capital Corporation (Gail Coniglio, VP), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below current FEMA requirement, associated with the addition of a second-story residence to an existing one-story historically significant commercial building (approved per HSB-23-005 (ZON-23-055) at the May 17, 2023, LPC meeting).

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments for this project.

Patrick Segraves of SKA Architect + Planner explained the reason for the flood plain variance request and showed the commission a photograph and elevations of the building.

Mr. Ives acknowledged that the project had been previously supported but expressed concern about the change to the scale and mass of the buildings in recent years and added that the sense of Royal Poinciana Way was being lost.

Mr. Ittleson supported the project. However, he agreed with the comment from Mr. Ives.

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 that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. The motion carried 6-1, with Mr. Ives dissenting.

XI. DESIGNATION HEARINGS

1. ITEM 1: 401 PERUVIAN AVENUE (Peruvian Terrace Condominium Apartments)

Owner: Multiple Owners (See Designation Report for Complete List of Owners)

Several members disclosed ex parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the condominium residence of Mid-Century Modern. Ms. Murphy pointed out the design features of the residence. Ms. Murphy testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sec. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

A motion was made by Mr. Ives and was seconded by Ms. Coleman to make the designation report for 401 Peruvian Ave. part of the record. The motion was carried unanimously, 7-0.

Ms. Damgard asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

Mr. Ives thought the building was a wonderful example of a landmarked building and met the criteria stated by the consultants. He supported the designation. He thought the building was exemplary.

Ms. Fairfax did not see any threat to the building. Ms. Murphy stated that the building was not landmarked and could be demolished. Ms. Fairfax was not a fan of the building's architecture, was not supportive of the designation, and was not in favor of having the consultants spend their time on a building that was not vulnerable. Ms. Murphy stated the property was brought to their attention, and the Landmarks Commission supported placing it under consideration.

Attorney Francisco stated that whether a building was under threat was not one of the criteria used to determine whether to landmark a property. Specifically, the commission should look at Section 54-161 of the Town Code for the criteria. Ms. Fairfax did not believe the building had architectural merit.

Mr. Griswold thought the building was charming. He supported the designation.

Ms. Herzig-Desnick did not believe it was a compelling Mid-Century Modern building. After looking at the historic photographs, she understood that many Mid-Century Modern details were removed from the building.

Mr. Ives stated that he did not believe in landmarking as a reactionary tool; however, he thought the building represented an architectural style and a piece of history in the town.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thought the building was a great example of John Stetson's mid-century style. She thought it would be nice if the owners considered bringing back some of the details on the historic plans and understood that they supported the designation. She believed the building met the criteria outlined by the consultants.

A motion was made by Mr. Ives and was seconded by Mr. Griswold to recommend 401 Peruvian Ave. to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161 and with the acknowledgment that the owners supported the designation. The motion was carried 6-1, with Ms. Fairfax dissenting.

2. ITEM 2: 220 EDEN ROAD

Owner: Clara Urbahn and Jason Briggs, Co-Trustees of 220 Eden Road Trust

Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda.

3. ITEM 3: 303 PENDLETON LANE

Owner: Thomas Hunt and Linda Hunt

Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda.

4. ITEM 4: 750 SOUTH COUNTY ROAD

OWNER: 750 S COUNTY LLC

Clerk's note: This item was deferred to the November 19, 2025, meeting at Item V. Approval of the Agenda

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

Ms. Churney stated that Jacqueline Albarran had declared a conflict of interest for the projects at 70 Middle Road and 345 Pendleton Lane at the March 19, 2025, meeting and correctly filled out the forms required by the State.

Aimee Sunny of the Preservation Foundation of Palm Beach recognized former Town employee Jordan Hodges, now the Director of Public Programs at the Preservation Foundation of Palm Beach.

XIII. NEXT MEETING DATE: Wednesday, May 21, 2025

XIV. ADJOURNMENT

A motion was made by Ms. Coleman and seconded by Mr. Ives to adjourn the meeting at 12:02 p.m. The motion was carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 21, 2025, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,

A handwritten signature in cursive script that reads "Brittain Damgard".

Brittain Damgard, Chair
LANDMARKS PRESERVATION COMMISSION

kmc

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

LAST NAME—FIRST NAME—MIDDLE NAME 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	COUNTY Palm Beach
DATE ON WHICH VOTE OCCURRED April 16, 2024	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline Albanan, hereby disclose that on April 16, 2025:

(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-24-0025

70 middle Road (combo)

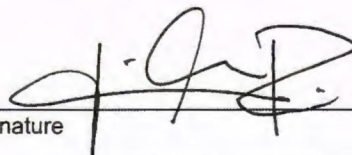
Continuing Conflict

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

Date Filed

4/16/25

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.