



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

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, MARCH 19, 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

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

II. ROLL CALL

Brittain Damgard, 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
Kim Coleman, Member	PRESENT
Catherine Brooker, Alternate Member	PRESENT
Jane Lindsay-Scott, Alternate Member	PRESENT
Henry Ittleson, Alternate Member	ABSENT (Excused)

Staff Members present were:

Friederike Mittner, Design and Preservation Manager
Abraham Fogel, Design and Preservation Planner
Katherine deClaire, Clerk Support Specialist
Lainey Francisco, Assistant Town Attorney

III. PLEDGE OF ALLEGIANCE

Vice Chair Damgard led the Pledge of Allegiance.

IV. ELECTION OF CHAIR AND VICE-CHAIR

The following members were nominated for Chair:

Brittain Damgard
Anne Fairfax
Alexander Ives

After a vote, Ms. Brittain Damgard was announced as Chair.

A motion was made by Mr. Griswold and seconded by Mr. Ives to accept the

nomination of Brittain Damgard as Chair of the Landmarks Preservation Commission. The motion was carried unanimously, 7-0.

The following members were nominated for Vice Chair:

Kim Coleman
Anne Fairfax
Alexander Ives

After a vote, Ms. Kim Coleman was announced as Vice Chair.

A motion was made by Mr. Ives and seconded by Ms. Albarran to accept the nomination of Kim Coleman as Vice Chair of the Landmarks Preservation Commission. The motion was carried unanimously, 7-0.

V. APPROVAL OF MINUTES

- A. Minutes of the Landmarks Preservation Commission Meeting of February 19, 2025**

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

VI. APPROVAL OF THE AGENDA

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

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

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

VIII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

Ms. Coleman reminded the Commission about the gates needed next to Buccan and the small alley on S. County Road. She also discussed a new roof on the south side of Worth Avenue with material inconsistent with the other roofs on Worth Avenue; she believed it was out of character.

Ted Cooney, 251 Royal Poinciana Way, stated that Buccan's management was working on the gate at the location pointed out by Ms. Coleman; he assured the Commission that the gate was forthcoming.

IX. COMMENTS OF THE DIRECTOR & STAFF OF THE PLANNING, ZONING, AND BUILDING DEPARTMENT

- A. Administrative Review Monthly Update**

Ms. Mittner stated that staff had reviewed 14 administrative applications within the last month.

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

Ted Cooney, 251 Royal Poinciana Way, congratulated Mses. Damgard and Coleman in their new role as Chair and Vice Chair. He also thanked the commission for their service.

Lew Crampton, Town Council President Pro Tem, also congratulated Mses. Damgard and Coleman in their new role as Chair and Vice Chair and looked forward to a successful year for the Commission.

XI. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS-OLD BUSINESS

None

B. CERTIFICATES OF APPROPRIATENESS-NEW 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 during the discussion.*

Mr. Fogel provided staff comments for this project.

James Bowser, contractor for 70 Middle Road, stated that the owner informed him that she expected two Commissioners to recuse themselves. Since they did not, he requested a one-month deferral to the April 16, 2025 meeting.

A motion was made by Mr. Ives and seconded by Mr. Griswold to defer the project to the meeting on April 16, 2025. The motion was carried unanimously, 7-0.

2. **COA-24-0033 (ZON-24-0091) RIGHT-OF-WAY IMPROVEMENTS – WELLS RD/CRESCENT DR/N COUNTY RD (COMBO)** The applicant, Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness for review and approval of right-of-way and park improvements consisting of hardscape and landscape changes along the intersection of Wells Road, Crescent Drive, and North County Road within the Wells Road Scenic Vista. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments for this project.

Several members disclosed ex-parte communications.

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

Ms. Brooker asked how the adjacent property would be shielded from the new space. Mr. Mizell discussed the increased plantings and showed the plants' location and the newly proposed lawn.

Ms. Fairfax asked about the proposed native plants. Mr. Mizell discussed the plantings that he had planned for the park.

Ms. Albarran was supportive of the project and was impressed with the plan.

Ms. Herzig-Desnick thought the project was lovely and would be a nice gateway to the island's north end. She inquired about a hedge and asked if it currently existed, to which Mr. Mizell responded that it did exist.

Mr. Griswold thought the plan was great. He asked about the location of the water fountain and wondered if it should be located away from the adjacent neighbor. Mr. Mizell agreed to Mr. Griswold's suggestion.

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

3. **COA-25-0002 345 PENDLETON LN.** The applicant, Marc. A. Landis, has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations as well as landscape and hardscape modifications. The scope of work includes restoring an open terrace, partial window and door replacement, landscaping, a pool, and a generator for the Landmarked structure.

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

Mr. Fogel provided staff comments for this project.

Jackie Albarran of SKA Architect + Planner presented the architectural plans for the project, and Peter Coyle of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thought the plan improved with removing the soffit on the east elevation. She acknowledged that the sleeping porch could always be restored since there was now a set of plans for the property.

Ms. Fairfax recommended stopping the molding at the one-story addition. Ms. Albarran stated that she studied the recommendation and thought the proposed design was better.

Ms. Damgard asked about the sliders and wondered if they were thicker than regular sliders. Ms. Albarran stated that they were pocket sliders.

Mr. Ives agreed with Ms. Fairfax's comments. He thought the landscaping enhanced the property.

Ms. Coleman asked about the trees flanking the front door. Mr. Coyle responded.

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

C. 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.

Several members disclosed ex-parte communications.

Ms. Mittner provided staff comments for this project.

Brian Bullock of Benedict Bullock Group, PA, presented the Architectural plans for the residence.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thought each design had improved. She recommended modifying the column spacing on the front porch so they were evenly spaced and a column cap for the bay window. She thought the guest house was a good plan for the site rather than adding more space to the main home. She thought some more study was needed on the detailing.

Mr. Griswold thought the guest home's character now matched the main home. He wished the home was lower and thought the height was an issue. He thanked the architect for all the changes that had been made.

Ms. Fairfax thanked the architect for the improvements. She thought the wider bay on the entry (west elevation) was acceptable. She wanted to make sure the size of the shutters was appropriate. She thought the entablature looked better and asked that it be aligned appropriately. She recommended a half column on the south elevation where the entablature met the house. Ms. Fairfax asked if the windows on the north and south elevations could be moved slightly away from the quoins. She asked for some more refinement of the bay window. Ms. Fairfax asked what portion of the guest home would be seen from the road.

Dustin Mizell of Environment Design Group presented the proposed landscaping for the east elevation.

Ms. Albarran agreed with all of Ms. Fairfax's comments. She provided a few suggestions for the bay window. A short discussion ensued about the bay window.

Ms. Damgard asked about the entrance doors and wondered if they could be improved to match those of the main home.

Ms. Fairfax asked to see the pilaster on the covered terrace. She also recommended refining the quoins to adjust the window next to them on the north and south elevations.

Ms. Herzig Desnick agreed with Ms. Fairfax's refinements; she thought they were perceptive. She thought awning shutters would solve the problem on the north and south elevations. She thought the bay window should have chamfered corners, similar to the main house. She also thought the roof over the bay window should be changed to a hip.

Ms. Fairfax agreed with the chamfered corners for the bay window and Bahama shutters for the north and south elevations.

Ms. Albarran thought the front entry and the roof over the bay window

should be a hip roof.

A short discussion ensued with the roofs over the front entry and the bay window.

Ms. Coleman thought the building should not appear so grand since it was an accessory.

Ms. Fairfax provided suggestions for the gazebo.

A motion was made by Ms. Fairfax and seconded by Ms. Albarran to defer the project to the meeting on April 16, 2025, with a request for the following refinements: diminish the quoins, change the roof of the portico to a hip, change the fenestration on the north and south elevations, add chamfered corners on the bay window and change the roof to a hip, to add a half column or pilaster to support the return of the portico, to reduce the height of the entire building to eight feet, and to refine the gazebo. The motion was carried unanimously, 7-0.

D. HISTORICALLY SIGNIFICANT BUILDINGS-NEW BUSINESS

1. **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.

Several members disclosed ex-parte communications.

Mr. Fogel provided staff comments for this project.

Michael Perry of MP Design & Architecture presented the architectural plans for the project.

Ms. Damgard inquired about the fenestration, particularly at the guest house. Mr. Perry responded and showed the pictures of the proposed windows.

Ms. Fairfax recommended moving the front door south to leave the front vestibule open. Mr. Perry liked the recommended compromise.

Mr. Ives asked about the color of the proposed cypress. Mr. Perry responded and showed a sample of the cypress in the renderings. Mr. Ives supported the design of the guest house.

Ms. Coleman asked for further clarification on the entrances. Mr. Perry

provided a further description of the entrances.

Ms. Herzig-Desnick thought the proposed windows changed the building's character. Mr. Perry disagreed and did not believe single-pane windows were appropriate for the Mediterranean Revival style. He advocated for single-hung windows with divided lights. Ms. Mittner clarified that they recommended single-pane windows only for the porch. Mr. Perry showed the commission his solution for the windows on the west elevation, where single-pane windows were recommended.

Ms. Fairfax asked for the window manufacturer and to see a sample. She thought the transom window on the west elevation looked bulky and cautioned Mr. Perry. She recommended refining that window. Mr. Perry stated he could return with a shop drawing back to the commission once he confirmed a window manufacturer. Ms. Fairfax agreed to this suggestion.

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

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thought the project had many positive changes. She acknowledged that Mr. Perry had worked hard to ensure that most windows and doors stayed in their original locations. She recommended keeping the two windows proposed for removal on the south elevation, which was the most visible elevation; she suggested making them blind windows. She supported the open front entry recommended by the commission and recommended turning the second-story sleeping porch windows on the south elevation to casement windows. She discussed the two styles of the main house and guest house and thought it was appropriate to keep the styles different. She provided suggestions for the front door and the shutters on the west elevation of the guest house. When asked about the roof, she recommended a flat white tile, acknowledging the material was getting harder to find. The proposed material was a compromise of a red flat tile.

Ms. Herzig-Desnick pointed out that surrounding homes had red barrel roof tiles.

Mr. Ives acknowledged that the home was not landmarked and that a softer approach might be warranted, especially considering the owner's wishes. Ms. Mittner appreciated Mr. Ives' comments but stated that the Secretary of Interior's Standards must be followed.

Mr. Perry stated he could use a single door and panel shutters on the rear home. He discussed the challenges of obtaining white roof tile material. He agreed to the fenestration changes on the main home suggested by Ms. Sunny and showed the commission alternate elevations.

Ms. Fairfax asked that all shutters be operable. Mr. Perry confirmed that all would be operable. A discussion ensued about the shutters. After the discussion, it was determined that Mr. Perry would remove the shutters from the main building and only retain them on the rear building.

A motion was made by Ms. Fairfax and seconded by Mr. Griswold to approve the project with the following conditions: the window shop drawings will be brought to the commission for review once available, the shutters on the main structure will be removed on the north, south, and east elevations, the flat terracotta tile is approved for the guest house, the guest house front door shall be a single door with glass panes, the fixed glass pane on the front elevation of the main building shall be removed to create an open vestibule with the front door moved further into the space, and the shutters on the guest house shall be changed to be panel shutters. The motion was carried unanimously, 7-0.

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

2. **HSB 25-0001 261 SANFORD AVE.** The applicant, Dustin Mizell with Environmental Design Group, has filed an application requesting the review and approval of sitewide landscape and hardscape modifications, including new gates for the property containing a Historically Significant Building. *This project has been withdrawn by the applicant.*

Clerk's note: This item was withdrawn at Item V. Approval of the Agenda.

XII. DESIGNATION HEARINGS

1. ITEM 1: 480 SOUTH OCEAN BOULEVARD

Owner: Patricia A. Kahn Est.

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

Several members disclosed ex-parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the residence of Monterey style architecture with British Colonial influences. 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 480 S. Ocean Blvd. part of the record. The motion was carried unanimously, 7-0.

Paul Minoff, an attorney for PNC Bank, the corporate owner, and the trustee of Patricia A. Kahn's estate argued that the home is an eyesore, dilapidated, and should be demolished. He showed the commission photographs of the home's existing condition on the projector. He stated that the property would be sold with the proceeds donated to charity. He stated that a recent appraisal indicated that the home had no value and exceeded its 50-year lifespan. He circulated the recent appraisal and stated that the interior of the wood-framed structure had been demolished and had not been maintained for several years, probably since 1984. Mr. Minoff added that the adjacent neighbor had complained about the property for years. When asked if Ms. Kahn lived in the home, Mr. Minoff stated that she was a snowbird and had not visited the property in many years. He stated the home was structurally unsound.

Ms. Damgard thought the home's wood-frame structure added to its importance in the town. She wondered if the bank had any offers to purchase it. Mr. Minoff stated that the realtors who were present could comment, but he had not heard of any offers and did not believe anyone wanted to restore the home. Mr. Minoff noted that Jane Day, the town's previous consultant, never suggested designating the home. He questioned whether Wyeth even designed the home as the plans were not signed by him. He passed around a book on Wyeth and argued that none of the contents indicated that he designed the home.

Ms. Coleman wondered why the town did not act if there had been numerous complaints.

Town Attorney Francisco reminded the commission that while many different statements were made about the home, they needed to evaluate it based on the criteria in the code, specifically 54-161.

Mr. Minoff stated that many code complaints were related to the landscaping and the failure to maintain the property. However, beginning in 2011, other complaints were made about the neglect and rodents at the property. He thought the Town and Ms. Kahn's estate worked together to make small changes, and ultimately, the cases were closed.

Mr. Minoff provided arguments against the criteria outlined by the

consultants. He asked that the commission decline the request for designation.

Ms. Mittner agreed with Ms. Murphy's assessment that the property met criteria 1, 3, and 4. She indicated that a property's value was not a criterion to be considered. Ms. Mittner added that the property's lack of alterations was a desirable trait for landmarking; previous permits that were pulled were for repairs only. She concluded that it is one of the last examples in the town.

Mr. Minoff clarified his statement and stated that the property had not been maintained since 1984 and continued to deteriorate. He spoke about the interior demolition that occurred, at first without a permit.

Mr. Griswold thought many of the attorney's statements clarified why the property was so important. He thought it was unfortunate that the property had been neglected for many years. Mr. Griswold thought some people would restore this home, and he understood that it would be financially better for the estate if it were demolished.

Ms. Herzig-Desnick agreed with Mr. Griswold. She thought the bank was responsible for some of the demolition if it had owned the property for several years.

Mr. Minoff stated that the bank only took over the estate when the owner passed away last year. He added that the town had also known about the deterioration for years. He argued that since the home was wood framed, it would never be worth much money.

Mr. Ives confirmed that there were no active applications for the property. Ms. Mittner stated there were active permits, but the staff had reviewed them and were consistent with landmarks.

Ms. Lindsay-Scott understood that the property recently went on the market. She thought the property was unique and stated that the listing for the home stated it could be renovated or demolished. Mr. Minoff stated that it could be restored but questioned whether it could be restored to its original state.

Ms. Herzig-Desnick wondered when the photograph on the front of the designation report was taken. Ms. Murphy and Stillings took the photograph about 3 to 4 years ago. Mr. Minoff thought the photograph misrepresented the home.

Mr. Minoff read a comment from Thomas O'Malley at 101 El Bravo, who thought the home was an eyesore and did not fit into its surroundings. Mr. O'Malley also stated he did not believe it could be renovated and suggested that the commission reject the designation.

Ms. Damgard called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach discussed her qualifications since she would be providing testimony. She concurred with the designation report and believed the property met criteria 1, 3, and 4. She thought the home's design and style were in keeping with 1935, its importance and uniqueness as one of the only wood-structured homes on South Ocean Boulevard, and its integrity and significance remained intact. She argued that the property's condition was not a criterion to be considered by the commission, and while the condition was unfortunate, it could be restored.

Mr. Minoff thought that Ms. Sunny's statements were hearsay and speculation.

Mr. Ives supported the comments made by Mses. Sunny and Mittner. He argued that landmark properties were not financial burdens, and while the home's interior had been demolished, the commission did not landmark interiors. He reminded the commission that only one criterion needed to be met to landmark a home. He agreed that the home met the three stated by Ms. Murphy. He provided positive arguments for the home being designed for Wyeth, Wyeth's architectural firm, and that the structure was wood-framed. He thought the designation report produced good evidence and was very well written. Mr. Ives strongly supported the designation and believed it met the three criteria outlined by the consultants.

Ms. Brooker discussed the renovation of her wood-framed home, which had been unkept when she purchased the property. She stated that since only one criterion was needed for landmarking, it did not matter if a notable architect designed the home. The deterioration of the home should not be considered when determining whether the home is landmarked. She thought some buyers would want to restore the home, so the financial aspect of the home should not be considered.

A motion was made by Ms. Coleman and was seconded by Mr. Ives to recommend 480 S. Ocean Blvd. 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 representatives of the estate object to the designation. The motion was carried unanimously, 7-0.

2. ITEM 2: 246 TANGIER AVENUE

Owner: Robert Stewart Honeyman Jr.

This item shall be deferred to the November 19, 2025, meeting.

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

XIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

Ms. Mittner showed a map viewer that outlined the landmarked and historically significant buildings in the Town. Since the area had previously been discussed, she specifically showed them the area of County Road and Sunset and pointed out the properties not yet landmarked. She also spoke about the clusters on Via Bellaria and Root Trail. Mr. Ives also stated that Queens Lane seemed to contain a cluster. Ms. Mittner stated that this topic would be discussed at the May meeting. Ms. Fairfax asked that screenshots of the island be sent to the commission, which Ms. Mittner agreed to do.

Ms. deClaire stated that Mr. Alexander Griswold had declared a conflict of interest for the project at 1 South County Road, COA-24-0032, at the February 19, 2025, meeting and correctly filled out the forms required by the State.

Ms. Fairfax asked if the presentation drawings, plans, and elevations could contain red markings in the future. Ms. Mittner stated she would remind the professionals in the future.

XIV. **NEXT MEETING DATE:** Wednesday, April 16, 2025

XV. **ADJOURNMENT**

A motion was made by Ms. Coleman and seconded by Mr. Ives to adjourn the meeting at 1:12 p.m. The motion was carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, April 16, 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 black ink that reads "Brittain Damgard". The signature is written in a cursive, flowing style.

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
NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED March 19, 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 March 19, 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-24-0025

70 Middle Road (Combo)

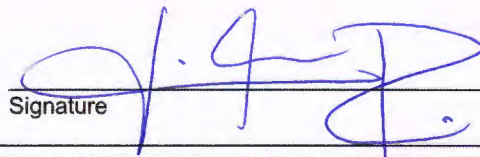
Continuing Conflict

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

3/19/25

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.

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 COUNTY Palm Beach Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED March 19, 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 March 19, 20 25 :

(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-25-0002

345 Pendleton Lane

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.

3/19/25
Date Filed

[Signature]
Signature

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