



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

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, JANUARY 22, 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 Patterson called the meeting to order at 9:30 a.m.

II. ROLL CALL

Sue Patterson, Chair	PRESENT
Brittain Damgard, Vice Chair	ABSENT (Unexcused)
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	PRESENT
Julie Herzig Desnick, Member	PRESENT
Alexander Hufty Griswold, Member	PRESENT
Alexander Ives, Member	PRESENT
Anne Metzger, Alternate Member	PRESENT
Catherine Brooker, Alternate Member	PRESENT
Kim Coleman, Alternate Member	PRESENT

Clerk's note: Ms. Metzger voted in the absence of Ms. Damgard.

Staff Members present were:

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

III. PLEDGE OF ALLEGIANCE

Chair Patterson led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

- A.** Minutes of the Landmarks Preservation Commission Meeting of December 18, 2024

A motion was made by Ms. Albarran and seconded by Ms. Metzger to approve the minutes of the December 18, 2024, meeting as presented. The motion was carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

Ms. Mittner modified the agenda as follows: the designation hearing of 159 Dunbar Road will be deferred to November 19, 2025.

A motion was made by Ms. Albarran and seconded by Ms. Fairfax 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 one indicated a desire to speak at this time.

VIII. COMMENTS OF THE PLANNING, ZONING AND BUILDING STAFF

Ms. Mittner stated that since the last meeting, there had been 11 staff administrative approvals.

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

There were no comments at this time.

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-24-0018 (ZON-24-0043)100, 101, 102, and103 FOURARTS PLZ- THE SOCIETY OF THE FOUR ARTS (COMBO)** The applicant, Society of the Four Arts Inc, has filed an application requesting a Certificate of Appropriateness for review and approval of: 1) demolition exceeding 50%, and the construction of a new one- and two-story additions and renovations to the existing two-story theater building (O'Keefe), 2) demolition exceeding 50%, and the construction of a new three-story addition, and renovations to the existing three-story administrative building (Rovensky), 3) demolition exceeding 50% of the existing shade structure and construction of a new pavilion, 4) a Master Signage Plan, and 5) landscape and hardscape modifications, requiring a Special Exception with Site Plan Review, and one (1) variance for the reduction of on-site parking requirement for the landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments for this project.

Several members disclosed ex-parte communications.

On behalf of the Four Arts, Attorney Harvey Oyer re-introduced the design team and thanked the commission for their comments. Nate Rogers of Beyer Blinder Belle Architects presented the architectural plans for the project. Claudia Visconti of SMI Landscape Architecture

presented the landscape and hardscape plans for the site.

Ms. Patterson called for public comment.

The following people spoke in favor of the project:

Patrick Henry, 630 Crest Road

Heather Henry, 630 Crest Road

Bonnie McElveen, 240 Banyan Road

Christina Kepner, 369 S. Lake Drive

Phillip Rylands, 434 Seaspray Avenue

John Koch, 100 Royal Palm Way

Bob Donnelley, 190 Via Palma

Barry Hoyt, 133 Banyan Road

Aimee Sunny of the Preservation Foundation of Palm Beach

The following people raised concerns about the project:

Richard Sammons, 455 Worth Avenue

Maisie Grace, 247 Seaspray Avenue

Mr. Oyer addressed the scale and scope of the demolition of the proposed project and stated that the commission would need to make a recommendation on the parking variance.

Attorney Francisco directed the commissioners to the code sections applicable when reviewing the proposed project. She reminded the commissioners that they were only to consider the architecture in their review, as their purview did not include a declaration of use agreement or special exceptions for the project.

Mr. Griswold thanked the architect for responding to their comments.

Ms. Fairfax agreed with Mr. Griswold. She commented on the Children's Library and the tower's location next to the service drive. She acknowledged Richard Sammons' comments on the three-bay entrance to the Children's Library; she provided some landscaping recommendations to assist in navigating people to the correct entrance. She thought the building was still too large in scale compared to the main library. She provided concerns about the arcade's width and asked for ornamentation in the interior of the arcade.

Mr. Ives thought the landscaping plan was excellent; however, he expressed concern about the proliferation of tabby in the town. He addressed the comments of the Rovensky building but thought the design was good. He expressed concern for the second floor, southwestern arcade on the Okeefe building and stated he did not believe it was purposeful.

Ms. Metzger asked about the small door for children in the Children's Library. Mr. Rogers showed the plan for the door. Ms. Fairfax recommended a shorter door for the children.

Ms. Coleman suggested adding details relating to children's books in the wrought iron.

Ms. Albarran favored the changes and thought the architect responded to the commissioners' comments. She commented on highlighting the door to the Children's Library. She thought the professional could work on the arcade changes.

Ms. Herzig-Desnick thought the two cornice and roof lines of the Okeefe and Rovensky buildings on the south façade should be more aligned.

Ms. Patterson thought the architect listened to all the comments and were reflected in the changes.

Attorney Francisco reminded the commissioners to provide comments on the signage and the shade house.

Ms. Brooker thought the signage was subtle and aligned with good branding principles.

Mr. Griswold supported the shade house. He commented that the monument signage on Royal Palm Way was a bit large but would support the project.

Ms. Fairfax asked about the two pillars on the Royal Palm Way. She suggested moving the monument towards the vehicular entrance and removing the signage on the pillars. Mr. Rogers responded, discussed the intent of the signage, and stated he could restudy the placement. Ms. Fairfax requested that he restudy the interior and the width of the arcade spaces; she worried that the space was over-scaled.

Mr. Ives said his comments on the arcade on the second-floor arcade on the southwest side were aligned with Ms. Fairfax's comments on the arcades on the north elevation. He supported the signage.

Ms. Coleman thought there was redundancy in the wording on the pillars. She thought the verbiage should be scaled down. She hoped that benches would be added to the arcades.

Ms. Mittner expressed concern about the signage being mounted on the landmarked pillars.

A motion was made by Ms. Albarran and seconded by Ms. Fairfax to approve the project as presented. The motion was carried 5-2, with Ms. Fairfax and Mr. Ives dissenting.

A motion was made by Mr. Ives and seconded by Ms. Albarran 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.

Clerk's note: A short break was taken at 11:17 a.m. The meeting resumed at 11:32 a.m.

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-0026 184 SUNSET AVE.** The applicant, Rafael A. Rodriguez (Studio SR Architecture + Design), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, landscape, and hardscape modifications generally impacting the courtyard as part of a Historic Preservation Ad Valorem Tax Exemption for the Landmarked property.

Mr. Fogel provided staff comments for this project.

Several members disclosed ex-parte communications.

Rafael A. Rodriguez of Studio SR Architecture + Design presented the architectural plans for the project and showed material samples for the roof. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Ms. Patterson called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach stated that the architect worked with them on replicating the storefront windows; however, since it was being removed from the scope of work, it would not be included in the ad valorem tax exemption. She believed the rest of the renovation should be included in the exemption.

Mr. Griswold was glad to see improvements to the building. He asked about the color proposed for the door and the lighting for the courtyard. Mr. Rodriguez responded that lighting was part of the interior design proposal. Mr. Griswold generally supported the project but questioned the dark eaves shown. Mr. Rodriguez stated he would study that feature.

Ms. Fairfax agreed with Mr. Griswold's comments. She thought the Bougainvillea would not do well on the north wall; she liked the idea but wondered if there was an alternative. Mr. Meyer stated he would investigate another blooming vine.

A motion was made by Mr. Griswold and seconded by Ms. Fairfax to approve the project as presented, with the condition that the eave

color be changed to white or neutral and the courtyard lighting be returned to the staff for approval in coordination with the Chair. The motion was carried unanimously, 7-0.

A motion was made by Mr. Griswold and seconded by Ms. Herzig-Desnick to reopen the previous motion for reconsideration of the motion. The motion was carried unanimously, 7-0.

A motion was made by Mr. Griswold and seconded by Ms. Herzig-Desnick to approve the project as presented, with the condition that the eave color be changed to white or neutral, the courtyard lighting be returned to the staff for approval in coordination with the Chair and the roof material be a variegated mix of the two roof samples presented. The motion was carried unanimously, 7-0.

2. **COA-24-0027 1 S COUNTY RD – THE BREAKERS** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness for review and approval to eliminate condition #1 of the development order for COA-24-0005, requiring the four (4) parking spaces to shift a minimum of 18 inches to the west to accommodate a landscape area or planters.

Mr. Fogel provided staff comments for this project.

Mses. Brooker, Herzig-Desnick, and Mr. Ives disclosed ex-parte communications.

Attorney Jamie Crowley, representing The Breakers, provided an overview of the project. John Schmidt of Schmidt Nichols presented the architectural plans for the project.

Ms. Patterson called for public comment. No one indicated a desire to speak at this time.

Mr. Griswold wondered if there would be lighting changes at the entry gatehouse. Mr. Schmidt responded. Mr. Griswold stated that he had seen the entire hotel lit up at night, which he did not believe was the right look for Palm Beach.

Ms. Brooker asked to see the proposed lighting. Mr. Schmidt responded.

Ms. Fairfax wondered if a lighting consultant had provided recommendations, which Mr. Schmidt confirmed. Ms. Fairfax requested that the lighting be as subtle as possible.

Ms. Patterson agreed that warm lighting should be used.

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

3. **COA-24-0028 (ZON-24-0077) 284 MONTEREY RD (COMBO)** The applicant, Dustin Mizell with Environmental Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including new doors, relocation of window openings, and site modifications including relocation of mechanical equipment which requires a street side yard variance, revised water feature design, and hardscape changes. 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 three items proposed changes for the site.

Ms. Patterson called for public comment.

Director of Planning, Zoning, and Building Wayne Bergman stated that the applicant had completed the work without approval. He stated that his department had been working with the Town Council to address work completed outside of approvals. He thought many of the changes at this property were egregious and outside of the original approval.

Ms. Patterson thought many of the changes made after the approval were disrespectful to the commission and the neighbors.

Aimee Sunny of the Preservation Foundation of Palm Beach expressed disappointment with the changes made without approval, discussed the initial concerns for demolition that had been approved, and stated the existing home had been intact and historic. She thought the site wall should be retained.

Attorney Maura Ziska, who represented the property owner, stated that the changes could not be undone. The intent was to close out the permits to obtain a certificate of occupancy (CO) for the home.

Ms. Mittner stated that Ms. Ziska outlined the three items before the commission for approval; however, for the owner to obtain the CO, the other items must comply with the approved plan.

Ms. Coleman wondered if the sconces or the shutters were added first.

Attorney Francisco reminded the commissioners of the three items to be discussed for approval.

Ms. Fairfax asked about the issue with the site wall. Ms. Ziska responded and discussed the variance needed. Ms. Fairfax supported the proposed changes.

Mr. Ives asked for an explanation of why the wall was before the commissioners for approval. Ms. Mittner and Ziska responded and provided further explanation. Mr. Ives supported the proposed changes.

Mr. Griswold thought the fence was one of the nicest portions of the home. He understood the changes and thought the wall should remain.

Ms. Brooker asked for clarification of the wall and fountain changes. Mr. Mizell responded. Ms. Brooker asked for confirmation that hedging would screen the wall adjacent to the generator. Mr. Mizell provided confirmation.

Ms. Albarran agreed the changes were favorable and that the site wall should remain.

Town Civil Engineer Craig Hauschild stated that the wall did not meet the safe site triangle requirements and asked that it be brought into compliance. He stated that the substantial improvements were triggering this change.

Ms. Fairfax asked about the changes needed to bring the wall into compliance. Mr. Hauschild responded. She wondered if there had been any accidents due to the height of the wall.

Attorney Francisco stated that the Town Council would decide on the variance application for the wall; the commission would only provide a recommendation.

Ms. Sunny stated that she found the original plans, which showed the wall in the same location as the existing wall. She advocated keeping the wall as shown.

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

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

4. **COA-24-0030 (ZON-24-0078) 448 N LAKE WAY (COMBO)** The applicants, The Leonard Harlan Rev. Trust u/a/d 8/8/2018 and The Fleur Harlan Rev. Trust u/a/d 8/8/2018, have filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition to incorporate an elevator, requiring two (2) variances to reduce the side (south) yard setback requirement on the first and second floor for an existing two-story landmarked structure. This is a combination project that shall also be reviewed by the Town Council as

it pertains to zoning relief/approval.

Mr. Fogel provided staff comments for this project.

Mr. Ives and Ms. Brooker disclosed ex-parte communications. *Ms. Albarran declared a conflict of interest and left the dais.*

Attorney M. Timothy Hanlon introduced the project, explained the zoning requests, and advocated for a positive recommendation to the Town Council. Jackie Albarran of SKA Architect + Planner presented the architectural plans for the project.

Ms. Patterson called for public comment.

Attorney Maura Ziska, representing the southern neighbor Ambassador Johnson, indicated that he was sympathetic to and supported the neighbor's request. She indicated that there were a few holes in the landscaping and requested that a few trees be added to screen the addition. Ms. Albarran agreed to the request.

Aimee Sunny of the Preservation Foundation of Palm Beach thought the elevator proposal was thoughtful and sensitive to the architecture.

Mr. Griswold was glad to see the addition was small and sensitive.

Ms. Brooker thanked the owner for being a good steward of the home and supported the request.

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

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

C. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

None

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

None

At this time, Mr. Fogel presented some noteworthy residences that had been demolished, which included 225 El Pueblo Way, 249 Monterey Road, 281 Monterey Road, 260 Nightingale Trail, 267 Dunbar Road, 315 Clarke Avenue, and 1080 South Ocean Boulevard.

XI. DESIGNATION HEARINGS

1. ITEM 1: 225 SOUTH COUNTY ROAD

Owner: Sphinx Properties, LLC

Mses. Brooker, Coleman, and Mr. Ives disclosed ex-parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the Dutch Colonial Revival-style residence. 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.

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

Ms. Murphy spoke favorably of the home.

A motion was made by Mr. Ives and was seconded by Ms. Albarran to make the designation report for 225 S. County Road part of the record. The motion was carried unanimously, 7-0.

Ms. Patterson called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach thanked the homeowners for their stewardship and for supporting the designation.

Ms. Fairfax thought it was rare for the town to see such an intact and prominent house and thought it was a prime example of how architecture is valued in Palm Beach. She was thrilled that the owners volunteered their home for landmarking and concurred that the home met the criteria outlined by the consultants.

Mr. Ives confirmed that the home met the criteria and postulated a replacement on the prominent corner.

A motion was made by Ms. Fairfax and was seconded by Mr. Ives to recommend 225 S. County Road to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161 and with the acknowledgment that the owners of the home support the designation. The motion was carried unanimously, 7-0.

2. **ITEM 2: 159 DUNBAR ROAD**

Owner: Nancy Richter & Stefan Richter

Clerk's note: This item was deferred to the April 16, 2025 meeting at Item V. Approval of the Agenda.

3. **ITEM 3: 216 MONTEREY ROAD**

Owner: Henry Jamison IV & Leslie Jamison

Several members disclosed ex-parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the Monterey-style residence. 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,

Sect. 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.

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

A motion was made by Mr. Ives and was seconded by Ms. Albarran to make the designation report for 216 Monterey Road part of the record. The motion was carried unanimously, 7-0.

Ms. Patterson called for public comment.

Attorney Guy Rabideau, representing the homeowners at 216 Monterey Road, read the homeowners' letter of objection into the record. He argued that the architect did not specialize in Monterey-style homes, that the home was not a superb representation, and that it lacked uniqueness. He added that the owners opposed the designation.

Ms. Murphy stated that while she did not know the total number of Monterey-style homes, Maurice Fatio designed more than one.

Aimee Sunny of the Preservation Foundation of Palm Beach agreed that the home met the three criteria outlined by MurphyStillings. She reviewed the criteria and explained why she believed it met them.

Ms. Patterson asked Ms. Sunny to list some of the benefits of landmarking. Ms. Sunny outlined some of the benefits.

Mr. Ives acknowledged that the commission was more forgiving on renovations than the Architectural Commission. He discussed Fatio's designs and argued that new homes should look to his designs as precedence. He also noted the two homes from Fatio that Mr. Fogel had previously shown, which had been demolished. Mr. Ives reviewed the criteria outlined by the consultants and thought the home was a superior example of a Monterey-style home.

Ms. Brooker spoke of her landmarked home and the many variances needed to complete the renovations. She thought her example demonstrated how the Town was willing to work with owners of landmarked homes that needed renovations.

Ms. Fairfax spoke about a Florida Statute that protected homeowners' rights to demolish their homes in a flood zone, regardless of whether the property is landmarked. Ms. Mittner stated there was a caveat: the home's finished floor elevation needed to be at or below the base flood elevation.

Ms. Patterson thought this was one of the most beautiful and charming homes in Palm Beach.

Attorney Franciso noted the code section to consider when landmarking was 54-161.

Ms. Patterson also stated the home had room for growth.

A motion was made by Mr. Ives and was seconded by Ms. Fairfax to recommend 216 Monterey Road 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 of the home opposed the designation. The motion was carried unanimously, 7-0.

4. ITEM 4: 301 RIDGEVIEW DRIVE

Owner: Anne Carmichael & Donald Carmichael Residuary Trust

Several members disclosed ex-parte communications.

Emily Stillings, MurphyStillings, LLC, testified to the architecture and history of the Colonial Revival-style residence. Ms. Stillings stated that on the initial review, the home appeared to be a good candidate as a landmark. However, the home's full architectural history was determined after more in-depth research and information from the owner. She discussed the alterations made to the home that altered its historic integrity. Ms. Stillings indicated that they did not recommend it as a landmark. Still, she added that if the home was renovated with

character-defining features returned, it could be reconsidered to determine if it met the criteria.

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

A motion was made by Mr. Ives and was seconded by Ms. Fairfax to make the designation report for 301 Ridgeview Drive part of the record. The motion was carried unanimously, 7-0.

Ms. Patterson called for public comment.

Attorney Guy Rabideau, representing the homeowners at 301 Ridgeview Drive, stated he agreed with the consultant's recommendation and thanked them for recognizing the changes. He added that the homeowners were not supportive of the designation.

Aimee Sunny of the Preservation Foundation of Palm Beach discussed the exterior building materials and thought it was interesting that the homeowners were trying to make their home more resilient by adding those materials. She recommended a motion to include the possibility that the home could be reconsidered if changes were made.

Attorney Rabideau thought that an avenue to bring the home back for consideration without significant changes was inappropriate.

Mr. Griswold thought the commission should not set a precedent for revisiting homes when there were more appropriate choices.

Mr. Ives agreed with the consultants that the home did not meet the criteria; however, he also thought it was possible to landmark a home because it had been altered.

A motion was made by Mr. Ives and was seconded by Ms. Fairfax to remove 301 Ridgeview Drive from consideration as a landmarked home. The motion was carried unanimously, 7-0.

Ms. Mittner agreed with Mr. Ives and stated that changes could acquire significance.

5. ITEM 5: 2780 South Ocean Boulevard (Ambassador II), Under Consideration
OWNER: Multiple Owners

Mses. Brooker, Coleman, and Mr. Ives disclosed ex-parte communications.

Janet Murphy, MurphyStillings, LLC, presented the possibility of placing the property under consideration for landmark status.

Ms. Fairfax wondered if the building was under threat and if resources should be used when the item could wait.

Ms. Stillings spoke about the number of homes they would be researching and indicated they had the time to research this property. Ms. Murphy stated the owners asked for it to be considered. Ms. Mittner agreed and thought it was exciting when the board supported the possible designation.

Mr. Griswold thought that if offered, the town should consider the property. However, he wondered if the consultants could look at other portions of the Town rather than the south end.

Mr. Ives understood Mr. Griswold's and Ms. Fairfax's comments. However, he cautioned against treating the south end of the island unfairly. He was glad that the recognition was given to the property.

A motion was made by Mr. Ives and seconded by Ms. Albarran to place 2780 South Ocean Boulevard under consideration for landmark designation. The motion was carried 6-1, with Ms. Fairfax dissenting.

Ms. Mittner stated that all recommended landmark designations would be moved to the Town Council.

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

Attorney Francisco cautioned the commission about speaking at the Town Council meetings on topics that would be or had been presented to them.

Ms. Coleman raised the issue of the alley next to Buccan. She thought the dumpsters were unsightly. She spoke to the owner, who wanted to put a gate at the location.

Ms. Patterson described an unsightly alley on S. County Road and wondered why a gate could not obstruct it.

Photographs of both locations were shown on the overhead projector.

Aimee Sunny of the Preservation Foundation of Palm Beach stated that she sent an invitation to all commission members for the Ballinger Award Ceremony on February 3, 2025.

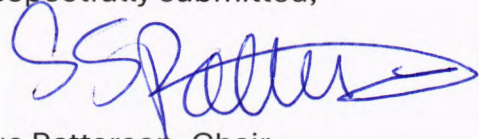
XIII. NEXT MEETING DATE: Wednesday, February 19, 2025

XIV. ADJOURNMENT

A motion was made by Mr. Ives and seconded by Mr. Griswold to adjourn the meeting at 2:05 p.m. The motion was carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, February 19, 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 blue ink, appearing to read "Sue Patterson", is written over a light purple rectangular background.

Sue Patterson, 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 January 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 January 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-24-0030 (ZON-24-0078)

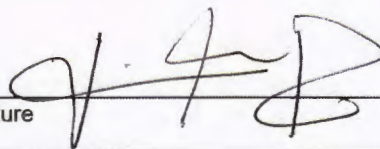
448 N. Lake Way (Combo)

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

1/22/25

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.