



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on June 25, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:01 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, KT Catlin

Members Excused: Elizabeth Connaughton

Staff Present: Town Attorney Lainey Francisco, Friederike Mittner, Sarah Pardue, Bradley Falco, and Kelly Churney

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the May 28, 2025, Architectural Commission Meeting

A motion was made by Ms. Catlin and seconded by Mr. Phoenix to approve the minutes of the May 28, 2025, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

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

2. ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.

3. ARC-25-0021 995 S OCEAN BLVD. The applicant, Mary S. Conrad (SKA Architect representative) has filed an application requesting Architectural Commission review and approval for a second-story addition previously approved under ARC-23-146 with variances granted under ZON-23-119 to build within the required setbacks.

APPROVAL OF AGENDA

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

ADMINISTRATION OF THE OATH

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

COMMENTS

4. OFFICIALS

Ms. Catlin stated she received a letter from a resident about the white tennis structures at The Breakers; the resident asked about the lack of screening. Ms. Catlin asked the staff to report on the structures at the next meeting.

Ms. Mittner stated the staff would follow up on the item and would provide an update at the September meeting, after a final inspection occurs.

5. STAFF

There were no comments heard.

6. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

UNFINISHED BUSINESS

7. ARC-24-0129 288 QUEENS LANE The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence.

Ms. Pardue provided staff comments on the project.

Mses. Catlin and Georgas disclosed ex parte communications.

Sarah Pardue, on behalf of the architect, presented the proposed architectural plans.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project as

presented. The motion was carried unanimously, 7-0.

8. ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL) The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bolard lights in the rear courtyard.

Mr. Falco provided staff comments on the project.

Mses. Catlin and Visconti disclosed ex parte communications.

Sean McClendon of Cooper Carry presented the plans for the proposed signage.

Mr. Karakul asked about the material for the darker proposed signage. Mr. McClendon replied.

Ms. Shiverick asked to see the signage for the service entrance and wondered if it was approved. Mr. McClendon replied.

Ms. Visconti asked the professional if they had considered justifying the logo to the left on the building. Mr. McClendon discussed the options and stated he had a third option, which was to show the commission.

Mr. Sammons liked option A but thought the logo should be enlarged. Mr. Falco stated that the zoning code did not allow for a logo to be larger than 1 square foot in area. If a larger logo were presented, it would require a variance.

Mr. Phoenix asked if the logo had been previously presented. Mr. McClendon stated that the logo had been developed by the hotel. Mr. Phoenix suggested that the logo be added on the side of the Porte Cochere. Mr. McClendon discussed the owners' intent with the signage.

Ms. Patterson recommended adjusting the logo so that the palm tree could appear bigger on the signage. Mr. McClendon stated that he believed the suggestion would be acceptable but would need to discuss it with the brand manager.

Ms. Visconti thought option A was a good solution, but thought the palm tree should be enlarged as suggested by Ms. Patterson.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Phoenix suggested the logo should be enlarged. He thought a green color could be added to the sign to add some character.

Ms. Visconti liked Mr. Phoenix's suggestion. She thought it could be approved with conditions.

Ms. Catlin liked option A. She liked the palm tree between "Palm" and "House" because it seemed more simplistic.

Mr. Karakul asked about the lighting in the Porte Cochere and wondered if a more elegant

fixture could be added. Mr. Smith thought the discussion needed to stay focused on the signage.

Mr. Sammons thought the signage could be slightly reduced, and the logo should be recessed in the stone.

Ms. Shiverick thought the logo needed to be removed from option A. Mr. Phoenix recommended asking the applicant to use different materials for the logo.

Ms. Georgas thought the logo looked contrived, but agreed with Mr. Phoenix about a pre-cast logo in metal.

A motion was made by Mr. Phoenix and seconded by Mr. Sammons to approve Option A, with the condition that the letters are reduced by 5%, and if the logo is to be included, it will be restudied with a different material and will be approved by the staff in coordination with the Chair. The motion was carried 6-1, with Ms. Shiverick dissenting.

9. ARC-24-0125 936 N LAKE WAY The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes, and landscape modifications.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Mario Nievera of Nievera Williams presented the plans and material samples for the proposed gates.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons thought it looked more crafted and clean. He thought it was a good solution.

Michael Perry of MP Architecture presented the plans for the garage doors.

Ms. Catlin was not in favor of the gate, which she thought looked like a cage. She stated she could not support the design.

Ms. Shiverick thought the gate was attractive, and she liked the proposed jasmine around the gate. She asked about the materials for the garage doors.

Mr. Karakul agreed with Ms. Shiverick. He thought the patina would complement the architecture.

Mr. Phoenix appreciated the mock-up of the materials. He thought the gate was cool and thought the jasmine added to the design.

A motion was made by Ms. Shiverick and seconded by Mr. Phoenix to approve the gate and garage doors as presented. The motion was carried 6-1, with Ms. Catlin dissenting.

10. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape, and swimming pool.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the architectural plans, and Keith Williams of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons discussed the loggia wall and thought the ratio was not correct. He asked about the thickness of the walls, and Mr. Perry responded with more details. Mr. Sammons also provided comments on the cornice, the glass on the front door, and the balcony details. He thought they needed to be refined.

Ms. Visconti asked about the railing design. Mr. Perry showed an alternate rendering of the balcony railings.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin thought the design was improved and worked with the other homes on the street. She thought the suggestions by Mr. Sammons could be easily rectified during the final architectural drawings.

Ms. Shiverick did not believe the home belonged on the street since the home was in the north end. She thought there were too many lanterns on the north facade. She thought the design of the inspiration photo should be incorporated into the current design.

Ms. Visconti agreed that there were too many sconces on the front. She recommended using the inspiration from the photos to step down a piece of the front facade.

Mr. Karakul thought there was a mix of homes on the street. He liked some of the first iterations of the design, which were more interesting. He thought the home had become plainer. He thought there was much to support in the design.

Mr. Phoenix thought the design was getting close. He supported the landscape design. He thought the roof looked a bit flat in the design. He agreed that the number of sconces needed to be reduced, and he agreed with Ms. Shiverick's comments on the window sizes.

Ms. Georgas thought it was much improved, but agreed that the home lacked character. She thought little changes could make a big difference.

Mr. Smith agreed that the design in September was the best iteration. He thought all the sconces should be removed except for the two at the front door. He thought there were issues in the loggia. He thought the landscape plans were superb.

Ms. Catlin noted that the inspiration photos all showed a front facade that delineated the front

door.

Ms. Mittner pulled up the drawings of the first presentation and showed them to the commission. The commissioners discussed the previous designs and what they liked about each one.

Mr. Sammons thought the house was plain with small character features. He thought the overall house felt washed out and lacked detail,

Mr. Phoenix discussed the design presented in December and added that he thought it was more interesting. He thought the design had more texture and color.

Mr. Sammons thought the design in December needed a different roof material; he suggested wood. He also thought the currently proposed design's lack of details and texture was problematic.

Ms. Patterson agreed that the previous designs had more character.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project with the direction of restudying the December submittal, changing the room, and incorporating the current landscape design into the next submittal. The motion was carried 3-4, with Messrs. Sammons, Smith, Phoenix, and Ms. Catlin dissenting.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to defer the project to the July 23, 2025, meeting, with the direction to use both the design from December and the current design, restudying both in terms of scale, details, and materials. The motion was carried unanimously, 7-0.

**Note: A short break was taken at 10:32 a.m. and the meeting resumed at 10:44 a.m.*

NEW BUSINESS

- 11. ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO)** The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments.

Several members disclosed ex parte communications.

Daniel Kahan of Smith and Moore Architects, Inc., presented the proposed architectural plans, and Cory Meyer of Nievera Williams presented the proposed landscape and hardscape plans for the site.

Mr. Sammons was supportive of the project. He asked about the sizing of the half timbering and

the corbels over the front garage. Mr. Kahan responded.

Ms. Shiverick asked about the lime-based paint and wondered if he had a company for the material. Mr. Kahan responded.

Mr. Sammons asked about the roof tile material. Mr. Kahan responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Phoenix thought this was the best presentation that the commission had seen. He supported the details and thought the home would look like it belonged in the area. He also supported the variance.

Ms. Catlin thought the design had been thoroughly thought out and appreciated it.

Ms. Visconti supported the project. She questioned whether the borders for the hardscape near the front door could be problematic; she provided suggestions on this area. Ms. Visconti was not in favor of the tropical groupings next to the home and thought the plantings near the home should be refined. She thought the borders needed a refined palate as well.

**Note: Mr. Karakul declared a conflict of interest and left the dais during the discussion.*

Mr. Sammons commented on the window sizes near the entry and on the overall size of the fenestration. He provided some comments on the front roofs on the front elevation.

Mr. Phoenix expressed concern that the charming house would not be seen from the street with the proposed landscaping.

Ms. Georgas loved the home.

Mr. Smith agreed with Ms. Visconti's comments on the landscaping. He did not favor the variance request for the angle of vision.

Attorney Maura Ziska explained the variance request for the cubic content. Mr. Sammons wondered if the project would look cuter if it were slightly reduced. Mr. Kahan stated he studied the reduction, and it was a larger change than anticipated, and it was not a compromise that the owners wanted to make.

Ms. Visconti was not in favor of landscaping at the front of the property.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to approve the project as presented, with the condition that the secondary wing be lowered enough to eliminate the variance request for cubic content. The motion was carried 4-3, with Mses. Visconti, Catlin, and Mr. Phoenix dissenting.

A motion was made by Mr. Sammons and seconded by Ms. Patterson that the implementation of the proposed variance for the angle of vision will not cause a negative architectural impact on the subject property. The motion was carried 6-1, with Mr. Smith dissenting.

A motion was made by Mr. Sammons and seconded by Ms. Patterson that the implementation of the proposed variance for cubic content will cause a negative architectural impact on the subject property. The motion was carried 5-2, with Mses. Catlin and Visconti dissenting.

- 12. ARC-25-0023 (ZON-25-0029) 224 BARTON AVE (COMBO)** The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Architectural Commission review and approval for a one-story addition, new windows and doors, landscape and hardscape improvements with a variance to exceed allowable Cubic Content Ratio (CCR). Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments.

Several members disclosed ex parte communications.

Caroline Forrest presented the proposed architectural plans, and Cory Meyer of Nievera Williams presented the proposed landscape and hardscape plans for the site.

Mr. Sammons wanted to make sure the newly proposed west windows would be shaded.

Ms. Visconti asked for confirmation that the variance for the cubic content already exists. Ms. Forrest provided confirmation.

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

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

- 13. ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO)** The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff & Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments.

Several members disclosed ex parte communications.

Tom Kirchoff of Kirchoff & Associates Architects presented the proposed architectural plans, and Cory Meyer of Nievera Williams presented the proposed landscape and hardscape plans for the site.

Ms. Shiverick wondered if a different mullion pattern, particularly a vertical pattern, was considered. Mr. Kirchoff responded.

Mr. Sammons thought the existing plan had character, and the removal of the details homogenized the design. He thought the design was going backward. Mr. Kirchhoff further discussed the proposed design.

**Note: Mr. Karakul returned to the meeting at 11:57 a.m.*

Ms. Patterson agreed with Mr. Sammons. She liked some of the existing details on the south elevation. She liked the original design and thought it was special. She thought the proposed changes were taking away the charm.

Ms. Visconti asked about the garage addition and whether it was original. Mr. Kirchhoff stated that his client wanted to open the house up to the yard. She thought the south elevation was improved, but thought the pointed arch details should remain.

Ms. Catlin asked about the variances and which were revesting. Mr. Kirchhoff stated that all variance requests were revesting the existing conditions.

Ms. Visconti asked if some of the arches could be changed to pointed arches to pay homage to the old design.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin was torn because she liked some of the original details, but did not dislike the proposed design. She did feel some of the design's character had been lost.

Mr. Sammons thought the owner bought a home without understanding its design. He thought some of the fun and quirkiness of the design was being removed. He liked the off-centered loggia. He wished the changes went toward the original design.

Ms. Shiverick thought the north elevation should be saved, but understood the changes to the south elevation. She questioned the arched wall at the pool; she thought it was too contemporary. She acknowledged this was a complicated project, but thought that homage should be paid to the original design on the front facade, and changes could be made to the rear façade.

Mr. Phoenix thought that while some aspects had improved, the overall design felt awkward and oversized. He expressed concern about the number of arches, and though the new design lost the quirky charm of the original home, it would become too plain with its proposed changes.

Mr. Karakul asked about the inspiration for redoing the front. Mr. Kirchhoff responded and discussed the reasons for the change.

Ms. Visconti was in favor of the arched windows and mullions but liked the loggia on the front elevation.

Mr. Phoenix wondered if the front loggia could be retained and enclosed to keep some of the character. Mr. Kirchhoff responded. He thought the south elevation looked better.

Mr. Sammons thought the project needed to be restudied to consider the original home design.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to defer the project to the July 23, 2025, meeting for a restudy of the project to incorporate the intent of the original design on the north elevation. The motion was carried unanimously, 7-0.

14. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

Ms. Pardue provided staff comments.

Several members disclosed ex parte communications.

Adam Mills of Environment Design Group presented the proposed landscape and hardscape plans for the site.

Ms. Visconti asked about the pergola and questioned its design. Mr. Mills provided a further explanation of the element. Ms. Visconti thought he needed to abandon the architectural element and create a proper pergola.

Ms. Shiverick asked about the ongoing construction at the home. Mr. Mills responded. She asked about the height of the existing columns and confirmed that they would be shorter. Mr. Mills responded.

Mr. Karakul asked for further clarification on the east and north elevations of the cabana. Mr. Mills responded. Mr. Karakul asked for clarification on the driveway openings.

Mr. Phoenix asked if an awning was considered where the cabana was proposed, and if the beams of the pergola could be changed to white. Mr. Mills responded. Mr. Phoenix asked about the columns in the front and their intent. Mr. Mills responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Smith agreed with Ms. Visconti's comments on the pergola. Ms. Catlin thought it needed to be restudied and returned to the commission.

Mr. Sammons made a motion, seconded by Mr. Phoenix, to approve the project as presented, with the condition that the pergola be restudied and returned to the July 23, 2025, meeting, and finials and numbers be added to the front columns. The motion was carried unanimously, 7-0.

**Note: A short break was taken at 12:47 p.m. and the meeting resumed at 12:53 p.m*

15. ARC-25-0027 1436 N OCEAN WAY The applicants, Geoffrey & Casey Richards, have filed an application requesting Architectural Commission review and approval for modifications to the front façade and modifications to the existing landscape and

hardscape at an existing two-story, single-family residence.

Mr. Falco provided staff comments.

Several members disclosed ex parte communications.

Caleb Laux of FGS Design LLC presented the proposed architectural plans, and Dustin Mizell of Environment Design Group presented the proposed landscape and hardscape plans for the site.

Ms. Visconti wondered if a vine was considered for the front portion of the home. Mr. Mizell showed that a vine was proposed in the plans. Ms. Visconti asked about the proposed railing. Mr. Laux stated that the railing was removed. Ms. Visconti asked about the railings for the balcony. Mr. Laux responded and explained the design. Ms. Visconti thought the railing should be more open.

Mr. Phoenix asked if a different confirmation was considered for the front door. Mr. Laux responded. Mr. Phoenix asked about the breeze block and the reason for the element. Mr. Laux responded. Mr. Phoenix asked if a different lantern could be considered.

Mr. Smith called for public comment.

Ben Turnipseed, 211 Esplanade Way, wanted to ensure his fence and hedges would remain and be protected during the construction. He also stated that he approved the removal of his Schefflera tree but would like to be notified when it will be removed. He also asked that any damage from the tree's removal be remediated.

Ms. Visconti asked for clarification on the neighbor's concern about his Ficus. Mr. Mizell responded.

Mr. Karakul asked about the changes to the front door. Mr. Laux responded and explained the design. Ms. Visconti wondered if the louvers should be removed from the front door.

Mr. Phoenix thought the front door should be simple and that the railings on the balcony should be

Mr. Sammons thought the deck railing should be wood.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project as presented, with the condition that the comments made by the commission about the front door be considered. The motion was carried 6-1, with Ms. Visconti dissenting.

- 16. ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD (COMBO)** The applicant, Mr. & Mrs. Roberts (Vintage Building and Design), has filed an application requesting Architectural Commission review and approval for fenestrations changes, landscape and hardscape modifications and a first-floor addition requiring a variance for a structure not meeting the required setback. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments.

Several members disclosed ex parte communications.

Ken Weitz of Vintage Building and Design presented the proposed architectural plans, and Dustin Mizell of Environment Design Group presented the proposed landscape and hardscape plans for the site.

Mr. Sammons pointed out an inconsistency in the fenestration in the drawings on the front elevation. Mr. Weitz responded and stated he could make the modification.

Ms. Shiverick asked about the roof over the addition, whether it existed, and whether a railing had been considered. Mr. Weitz responded.

Mr. Karakul asked about the hardscape material. Mr. Mizell responded. Mr. Karakul recommended a fresh

Mr. Smith called for public comment.

Bill Roberts, 266 Southland Road, discussed the intent of the proposed changes.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the project, with the conditions that the lanterns be replaced with more traditional ones and the front windows be designed as they appear in the renderings. The motion was carried 6-1, with Mr. Sammons dissenting.

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

17. ARCS-25-0918 201 VIA LAS BRISAS The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of existing concrete Spanish 'S tile' with clay Spanish 'S tile' at the entry structures to Phipps Estates. *This item has been deferred to the July 23, 2025, meeting.*

****Note: This item was deferred to the meeting on July 23, 2025.***

18. EXTPLAN-25-0004 318 SEASPRAY AVE. The applicant, Robert and Elizabeth Russell (Wadia Associates, LLC), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence with final hardscape and landscape. (ORIGINALLY ARC-23-142 AND APPROVED AT THE JUNE 26, 2024 MEETING) *This application has been withdrawn by the applicant.*

****Note: This item was withdrawn during the Approval of the Agenda.***

ANY OTHER BUSINESS

Ms. Patterson stated that she would like to reopen the motion for 164 Seminole Avenue.

A motion was made by Ms. Patterson and seconded by Mr. Phoenix to reopen the motion for ARC-25-0018, 164 Seminole Avenue. The motion was carried 6-1, with Mr. Sammons dissenting.

**Note: Mr. Karakul declared a conflict of interest and left the dais during the discussion.*

Maura Ziska, attorney for the owner, advocated for a reconsideration of the project. The commissioners discussed whether to give the project a reconsideration.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to defer the project to the July 23, 2025, meeting for a minor restudy of the overall massing and proportions of the windows. The motion was carried unanimously, 7-0.

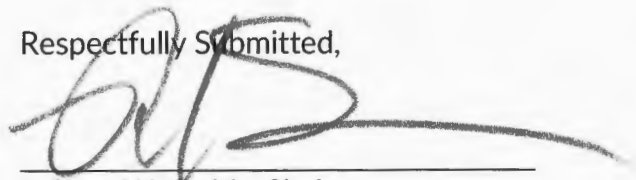
MEETING SCHEDULE

19. The next meeting will be on July 23, 2025.

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Ms. Visconti to adjourn the meeting at 1:48 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to be 'JWS', with a long horizontal line extending to the right.

Jeffery W. Smith, Chair

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Karakul, Kern</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Commission</i>	
MAILING ADDRESS <i>241 Jungle Road</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Palm Beach</i>	COUNTY <i>Palm Beach</i>	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>June 25, 2025</i>		NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>	
		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, Kenn Karakul, hereby disclose that on June 25, 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:

ARC-25-0018 (ZON-25-0018)

164 Seminole Ave.

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

6/25/25

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.