



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on July 23, 2025

CALL TO ORDER AND ROLL CALL

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

Members Present: Claudia Visconti, KT Catlin, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons. Elizabeth Connaughton arrived at 9:36 a.m.

Members Absent: Betsy Shiverick, Kenn Karakul

Members Excused: Jeffery Smith

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

PLEDGE OF ALLEGIANCE

Vice Chair Sammons led the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the consent agenda as presented. The motion was carried unanimously, 6-0.

1. ARC-25-0033 (ZON-25-0037) 171 EL PUEBLO WAY (COMBO) The applicants, Kevin Ryan & Carolyn Pressly-Ryan, have filed an application requesting Architectural Commission review and approval for minor modifications to the site plan of a previously approved new residence including the relocation of swimming pool heater and swimming pool pump equipment from its previously approved location with associated hardscape and landscape modifications, alternate hardscape materials for a vehicle drive, and incorporation of a new dining trellis, among other small adjustments related to comments received during construction permit review; variances are required as they pertain to pool heater setback and distance separation of pool equipment from the swimming pool. Town Council shall review the application as it

pertains to zoning relief/approval.

2. ARC-25-0034 (ZON-25-0036) 3300 S OCEAN BLVD (COMBO) The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to the entry guardhouse with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

APPROVAL OF AGENDA

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the agenda as presented. The motion was carried unanimously, 6-0.

MINUTES

3. June 25, 2025, Architectural Commission Minutes

A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve the June 25, 2025, minutes as presented. The motion was carried unanimously, 6-0.

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 raised concerns about the landscaping surrounding the tennis structures at The Breakers. While she acknowledged that a final inspection had not yet occurred, someone contacted her and asked her to walk the site. After doing so, she understood the concern about whether the landscaping would be mature enough to adequately screen the structures during the final inspection. She believed that additional trees might be necessary to provide sufficient screening.

5. STAFF

No one indicated a desire to speak.

6. PUBLIC - 3 MINUTE LIMIT

No one indicated a desire to speak.

UNFINISHED BUSINESS

7. ARC-24-0141 (ZON-24-0079) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO) The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting ARCOM review and approval for

the demolition of an existing two-story building (Family Entertainment Center & The Italian Restaurant structure) and the construction of a new, three-story structure with basement to replace same that will connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) at The Breakers Palm Beach Resort, with related site improvements. The proposal requires an amendment to the existing Breakers PUD and special exception approvals and site plan to be reviewed by Town Council.

Mr. Falco provided staff comments on the project.

There were no ex parte communications disclosed.

David Rau of Hart Howerton presented the architectural modifications for the proposed entertainment center.

Mr. Phoenix asked about the columns on the Via and the proposed embellishments. He also asked about the color of the pre-cast embellishment and the benches. Mr. Rau responded.

Mr. Sammons asked about the detailing of the arches. Mr. Rau responded.

James Neville of Hart Howerton reviewed the proposed landscaping details.

Mr. Sammons asked about the changes to the building's height, scale, and mass since the last presentation. Mr. Rau reviewed the areas where there had been reductions.

Ms. Catlin asked about the proposed artificial turf and stated she did not prefer the material. Mr. Neville stated it would be a high-traffic area, which was why the material was chosen.

Ms. Visconti asked about the proposed Gumbo Limbo and how they would handle it when it defoliates. Mr. Neville responded and discussed the proposed tree and how they would handle the tree droppings. Ms. Visconti asked about the hedging. Mr. Neville responded.

Ms. Georgas asked about the number of seashell benches that would be proposed. Mr. Neville stated there would be two and showed their location on the plan.

Ms. Catlin thought the changes were good and lightened up the building. She thought the surroundings of the sea life were appropriate for the family building. She liked the color and whimsy of the columns; she thought it would be inviting. She recommended labeling the plants with small signage for families to walk around and learn about the materials. Mr. Neville addressed the request.

Mr. Phoenix thanked the professionals for listening to the comments and for the samples; he thought that made a big difference. He liked the materials and color choices, but was unclear about the column design. He asked if they were plastered with sea life engravings. Mr. Rau responded. Mr. Phoenix appreciated the updated design and noted it was a clear improvement from the previous presentation.

Ms. Patterson agreed with Ms. Catlin and Mr. Phoenix's comments. She liked the Moorish influences. She understood the proposal for turf on the putting green.

Ms. Visconti agreed. The one item she struggled with was the Jerusalem stone; she thought it looked foreign. Mr. Rau responded. She thought a limestone or coral stone would be more appropriate.

Mr. Sammons identified three main concerns with the design. First, he felt the arches in the Moorish court appeared too squat and recommended adjusting them to a more traditional proportion for better visual lift. Second, he noted that arches on the south elevation had become oversized compared to earlier versions; he urged the team to revisit the design to maintain elegance while accommodating utilities. Lastly, he critiqued the door surround, stating it felt postmodern and lacked authenticity, and suggested refining the molding details, proportions, and ornamentation to align more closely with historical precedents.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve as presented with the following conditions: the hardscape material be changed to cast or coral stone, the span of the arches on the south elevation should be reduced as shown in the previous presentation, the bed molding on the surround of the family entertainment center be restudied and brought back for staff approval in coordination with the Chair. The motion was carried unanimously, 7-0.

8. 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 modifications for the new residence. He showed alternate elevations on the overhead projector.

Ms. Visconti did not favor the lights for the garage; she wondered if a downlight could be added. Mr. Perry showed the alternate light that was proposed. Ms. Visconti thought that the light choice was better. She asked about the material for the driveway. Cory Nievera of Nievera Williams Design confirmed the material.

Mr. Phoenix asked about the options for the front door. Mr. Perry stated he would change the material to wood if preferred.

Ms. Connaughton asked about the type of windows proposed. Mr. Perry stated they would be casement windows.

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

Mr. Phoenix did not believe the house was exceptional, but it was improving. He did not believe the palate was indicative of Palm Beach.

Ms. Connaughton thought the palette with the renderings made everything look gray. She

thought the mass was strange. Mr. Perry reviewed the changes that had been made and the owners' wishes.

Ms. Visconti thought the middle window on the second floor's front elevation needed to be differentiated. She provided a suggestion for the vines proposed on the front elevation.

Ms. Patterson thought the house was fine, but agreed it needed something more to add some interest. Mr. Perry showed an inspiration photograph and described his intent.

Ms. Connaughton thought the rear elevation felt repetitive without any hierarchy.

Ms. Georgas thought there was no point of interest in the house.

Mr. Phoenix provided some suggestions to bring interest in the design: iron brackets under the balcony, solid shutters on the first floor, louvers on the second, and a different shape for the small windows on the second floor.

Ms. Catlin thought the home was simple and agreed with Ms. Visconti's suggestion for the center portion of the home. She suggested brightening the shutter color.

Ms. Visconti thought Mr. Perry could add a small wooden gate with an arch in the front, an arched hedge, and vines on the front elevation for more interest.

Mr. Sammons offered several design critiques, noting that while the design is overall improved, it lacks subtlety and suffers from disproportionate elements. He felt the balconies were overly large and visually overwhelming due to shallow wall depths, oversized openings, and unsupported corbels, and suggested clipping corners or adding center brackets. He also pointed out missed architectural opportunities, such as better roof variation, more substantial wall thickness for authenticity, and more distinction between the door and windows. He encouraged further refinement.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to approve the project with the condition that the following will return for review by staff in coordination with the Chair: the balconies, the wall thickness, the sliders on the rear elevation, the corbels on the balcony, the shutter color and the front door, which will revert to the previous design in a wood material. The motion was carried 6-1, with Ms. Connaughton dissenting.

9. 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 on the project.

Several members disclosed ex parte communications.

Owner Rob Frisbie discussed his intent with the newly proposed home. Dan Kahan of Smith and Moore Architects reviewed the architectural modifications for the new residence, and Cory Meyer of Nievera Williams Design reviewed the landscape and hardscape modifications for the site.

Mr. Sammons questioned the wall design with a chimney that appears to float above the kitchen. Mr. Kahan explained they aligned the wall with the intersecting laundry room and adjusted it to better integrate the chimney. Mr. Sammons confirmed the corbels were reduced, and the front entry widened, which he viewed as improvements. He also suggested adding a transom bar to the tall casement windows, noting that such a feature would typically be included in European design for better proportion and authenticity.

Ms. Visconti requested that the tabby driveway be a warmer tone, such as Beach Bay or Jupiter Beige, rather than the lighter color shown. She also inquired about the type of coral used, suggesting Florida coral for its warmth and texture, which Mr. Meyer confirmed. Lastly, she asked whether the team was satisfied with the fully exposed house, expressing concern about the lack of buffering. Mr. Meyer responded that existing landscaping would provide adequate screening.

Ms. Connaughton asked if any changes had been made to the cubic content ratio; Mr. Kahan stated it stayed relatively the same. Mr. Sammons thought the house could be angled or situated differently on the lot to eliminate the variance in the angle of vision.

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

Ms. Visconti asked if the landscaping in the front would be loose or more tropical. Mr. Meyer responded and described the design. She asked about the hedge material, why it was chosen, and if they would be open to a different one. Mr. Meyer confirmed he could change the material. She discussed her feelings about the proposed landscaping on the front elevation and expressed concern about the rhythm of the proposed trees. She recommended moving the palms in front of the arched windows. She liked Mr. Kahan's landscaping rendering.

Ms. Catlin missed the pops of color in the original landscaping and thought too much landscaping was removed from the front elevation. She supported the proposed CCR and angle of vision variance requests.

Mr. Phoenix also liked the first rendition of the landscaping and supported the variances.

Ms. Connaughton thought there were a lot of windows on the first floor on the south side. She thought the house was interesting. She thought the reduction on the east side was good and recommended more differentiation. She was not opposed to the variance requests, but thought the cubic content variance could be reduced.

Ms. Patterson complimented the renderings and thought the changes were good. She supported the design.

Mr. Sammons praised the overall improvements to the project but pointed out some design issues that needed refinement. He expressed concern about the lack of traditional detailing in

elements like gates and moldings and the bulky appearance of chimney masses that protrude unnecessarily. His main concern was the "floating wall" with a fake chimney between two building volumes, suggesting it should be a full-height structural wall to better define space and function.

Mr. Frisbie expressed his strong desire to move forward with an approved plan at the meeting so he could proceed with closing on the property. He was willing to incorporate the Board's design suggestions, was open to a conditional approval, and acknowledged that further architectural refinements could be addressed after the meeting.

A motion was made by Mr. Phoenix and seconded by Ms. Visconti to approve the project with the following items to be restudied and approved by the staff in coordination with the Chair: the stoop adjacent to the laundry room, the chimney, the end wall where the two buildings converge, the landscaping to be a mix of the current and previous presentations, and the driveway material will be a lighter color tabby. The motion was carried unanimously, 7-0.

A motion was made by Ms. Visconti 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 5-2, with Ms. Connaughton and Mr. Sammons dissenting.

**Note: A short break was taken at 11:09 a.m., and the meeting resumed at 11:24 a.m.*

10. 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. *This item has been deferred to the September 25, 2025, meeting.*

**Note: This item was deferred to the meeting on September 25, 2025, at the approval of the agenda.*

11. ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. *This item has been deferred to the September 25, 2025, meeting.*

**Note: This item was deferred to the meeting on September 25, 2025, at the approval of the agenda.*

NEW BUSINESS

12. ARC-25-0020 (ZON-25-0022) 2875 S OCEAN BLVD (COMBO) The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting Architectural Commission review and approval to enclose a vehicular drive-thru at an existing commercial site, with zoning application required for site plan review and a parking variance. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Mr. Sammons disclosed ex parte communications.

Keith Spina of Spina O'Rourke presented the architectural modifications proposed for the existing commercial building. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Phoenix asked if a clock would be on the tower; he said it looked like it needed one. He asked about the color palette and wondered if anything was changing. Mr. Spina stated the colors were existing.

Ms. Visconti agreed and wondered if the black trim color could be changed.

Mr. Sammons asked for a detailed plan for the new glass windows. Mr. Spina further explained the design.

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

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

13. ARC-25-0031 (ZON-25-0033) 218 ROYAL PALM WAY (COMBO) The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Architectural Commission review and approval for the exterior alterations to an existing three-story building including new windows, doors, roof, new building color, demolition and reconstruction of the covered entry, complete demolition of the existing northeast exterior stair, replacement of existing southeast exterior metal stair fire escape with a slightly larger footprint, and associated hardscape and landscape and the addition of a generator. The project involves variances from setback requirements, wall height, and parking regulations to eliminate one parking space. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jack Rice, representing the owner, provided an overview and advocated for a positive recommendation on the zoning requests. Jason Drobot of Brasseur and Drobot Architects, P.A.,

reviewed the proposed architectural modifications to the existing commercial building. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti wondered if the landscape architect would use a material other than grass; Mr. Mizell was open to the change.

Mr. Phoenix asked about the material for the windows; Mr. Drobot confirmed they would be bronze.

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

Ms. Connaughton thought the rustication and detailing could be improved.

Mr. Sammons thought the parking lot needed shade from landscaping; he recommended adding trees. Mr. Sammons provided suggestions for the cornice and moldings. He also suggested narrowing the windows on the second floor, and perhaps adding mullions or stone columns. He also noted that the rustication bands appeared too widely spaced and flat, recommending deeper, more frequent grooves for better texture. He suggested further refinement.

Ms. Patterson recommended adding shade trees where the piers exist.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to approve the project with the following conditions: shade trees be added to the parking lot spaces in a zigzag fashion, the mullion pattern matches the elevation drawings, the grass is removed, the cornice is enlarged, and the upper windows are narrowed slightly. The motion was carried 6-1, with Ms. Connaughton dissenting.

14. ARC-25-0035 940 N LAKE WAY. The applicant, 940 N LAKE WAY LLC (Maura Ziska, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, 10,000+ square foot single-family residence including basement, accessory structure and final hardscape, landscape and swimming pool improvements on a vacant lakefront parcel.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Leslie Pearce of Smith Architectural Group presented the proposed architectural plans for the new residence. Christopher LaGuardia of LaGuardia Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the height of the gatehouse and the base floor of the home. Ms. Pearce responded. Ms. Visconti also asked about the material for the balcony railings; Ms. Pearce stated they would be bronze, but could not confirm the material.

Mr. Phoenix asked about the window color and the limestone. Ms. Pearce responded.

Ms. Georgas asked about the stone on the rear terraces and the motor court. Ms. Pearce and Mr. LaGuardia responded.

Ms. Connaughton asked about the cubic content ratio; Mr. Falco stated that there are cubic content ratio exemptions for lots on the Lake Trail.

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

Ms. Catlin thought the home was beautiful, but thought it was too large, boxy, and heavy for the area of town. She did not feel the gatehouse fit into the area as well.

Ms. Visconti agreed with Ms. Catlin that the home was beautiful. However, she thought the gatehouse was too large and that more landscaping was needed on the rear of the home.

Ms. Connaughton thought the plan was too wide. She thought the home was beautiful from the cornice down, but did not favor the mansard roof. She recommended a more tropical roof and did not support the dormers. She liked the gatehouses but recommended reducing them in size. She also thought the west elevation landscaping needed some study.

Ms. Patterson agreed with the previous comments. She thought the gate seemed heavy and large. She also thought it was important to see the view of the home from the lake.

Mr. Phoenix liked the gatehouse and thought it was clever to hide the mechanical equipment. He thought the home was beautiful but needed some whimsy. He thought the lower level should seem more like a grotto.

Ms. Visconti thought the stone was too light and needed more warmth. She provided a recommendation for the hardscape.

Mr. Phoenix thought the west elevation needed a different texture and material for the lower floor.

Ms. Catlin thought the home was too massive for the location.

Mr. Sammons questioned the architectural elements' design in the proposed style, pointing out the mismatched elements like oversized sliding doors, incorrect rustication, and improperly detailed mansard roofs with slate, arguing they were inappropriate for the tropical context. He also criticized the window proportions, structural inconsistencies in the pavilions, and superficial architectural detailing.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the meeting on September 25, 2025. The motion was carried unanimously, 7-0.

15. ARC-25-0036 138 BARTON AVE. The applicant, The Barton Avenue Trust (M. Timothy Hanlon, Representative, Shope Reno Wharton Architect), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family house, including an accessory structure and associated hardscape, landscape, and swimming pool.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

David Boettcher of Shope Reno Wharton presented the proposed architectural plans for the new residence. Kelly Chen and Fernando Wong of Fernando Wong Outdoor Living Design presented the landscape and hardscape plans for the site.

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

Ms. Visconti asked about the height of the proposed Coco Plum; she asked if the material could be changed to Green Buttonwood. Mr. Wong responded. Ms. Visconti liked the roof design in the inspiration photo. She asked about the doors on the front elevation and which portion would be limestone. Mr. Boettcher responded. Ms. Visconti recommended greening up the wing walls.

Mr. Sammons thought the home was a nice design. He suggested adding a column on the rear porch and provided a recommendation for the porches and the rear doors. Mr. Sammons provided suggestions for the pedestrian gate and addressed the chimney molding.

Ms. Patterson thought the home was lovely and recommended adding more color to the landscaping.

Ms. Connaughton questioned the design of the roof and thought it appeared more casual than the others on the street. She agreed with Mr. Sammons' comment on the rear doors.

Mr. Sammons confirmed that the shutters would close if the eave height were lowered. Mr. Boettcher responded.

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

16. ARC-25-0029 220 WELLS RD. The applicant, 220 Wells Trust (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for modifications to an existing one-story residence with associated landscape and hardscape.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design and Architecture presented the architectural modifications proposed for the existing home. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

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

Ms. Visconti thought the design was a nice take on a Regency-style home. She thought the finials were too big and wondered if they could be reduced; Mr. Perry stated he could reduce them. Ms. Visconti asked about the front and wondered if two Podocarpus could be added to the front-facing wall of the garage. Mr. Nievera responded.

Ms. Catlin asked about the pergola design; Mr. Nievera further explained the design.

Mr. Phoenix asked about the stucco colors; Mr. Perry responded and discussed the proposed colors. Mr. Phoenix suggested changing the window next to the garage door to a straight window rather than an arch. Mr. Phoenix also asked about the step next to the pool, which was a semicircle. Mr. Nievera discussed the reason for the design.

Ms. Connaughton asked about the entablature above the front columns. Mr. Perry responded.

Ms. Georgas liked the home and the proposed colors.

Ms. Connaughton thought the pavilion felt top-heavy; she recommended studying the alignment.

Mr. Sammons acknowledged the overall improvement while encouraging more refinement. He recommended adding a proper cornice to the main pavilion, adjusting finial bases with plinth blocks, and narrowing the oversized front door for better proportions. He also suggested raising small windows beside the front door and realigning roof columns for better visual coherence. Additional comments included adjusting rustication spacing, refining molding profiles, enlarging keystones, and ensuring consistent scale across architectural elements.

A motion was made by Ms. Patterson and seconded by Ms. Catlin to approve as presented with further refinement based on the comments, with the refinements returning to staff for approval in coordination with the Chair. The motion was carried unanimously, 7-0.

17. ARC-25-0032 589 N COUNTY RD. The applicant, Jonathan P. Harvey Trust (Madison Worth Architecture Representative), has filed an application requesting Architectural Commission review and approval for the replacement of three (3) French Doors with divided lites with three (3) fixed plate glass windows without muntins.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Gerard Beekman of Madison Worth Architecture presented the architectural modifications for the existing home.

Ms. Sammons asked how the other windows were changed without approval. Mr. Beekman responded. Ms. Mittner stated that the windows Mr. Sammons was referring to were approved as part of the original approval.

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

Ms. Patterson knew there had been issues with the windows in the past.

Ms. Connaughton acknowledged that no one would be looking at the windows from the street, but added that the plate glass felt incongruous with the house.

Ms. Catlin agreed with Ms. Connaughton but acknowledged they could not be seen from the

street.

Mr. Sammons was worried about setting a precedent for plate-glass windows.

Ms. Patterson thought the windows seemed large and odd.

Ms. Connaughton stated that this plate glass would normally not be preferable even on the side, or less important facades.

Ms. Georgas was not in favor of plate-glass.

A motion was made by Ms. Connaughton and seconded by Ms. Patterson to deny the project based on criteria 2 and 4 in Section 18-205 (a). The motion was carried unanimously, 7-0.

18. 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 concrete Spanish S tile with clay Spanish S tile at the entry structures to Phipps Estates.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications. *Ms. Visconti declared a conflict of interest and did not participate in any discussion regarding the project.*

Ms. Mittner stated that Attorney Lainey Francisco recommended deferring the presentation since neither the applicant nor the applicant's representative was present.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the meeting on August 27, 2025. The motion was carried unanimously, 6-0.

19. ARCS-25-1087 237 WORTH AVE. The applicant, CSPB Worth LLC, has filed an application requesting Architectural Commission approval for exterior façade alterations, including awnings, windows, door, and signage. *This application has been deferred to the August 27, 2025, meeting.*

**Note: This item was deferred to the meeting on September 25, 2025, at the approval of the agenda.*

ANY OTHER BUSINESS

Ms. Connaughton asked staff about the concept of waivers versus variances, referencing recent discussions and news coverage. Staff explained that while waivers were being explored as part of potential zoning code reforms, such as allowing existing nonconforming conditions to continue, no formal language or definitions had been established. Ms. Connaughton suggested forming a special committee for zoning reform. She emphasized the value of involving the Architectural Commission early in the process to provide feedback on commonly encountered issues before any changes are finalized.

MEETING SCHEDULE

20. The next meeting will be on Wednesday, August 27, 2025.

ADJOURNMENT

A motion was made by Ms. Visconti and seconded by Ms. Patterson to adjourn the meeting at 1:55 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'RS', written over a horizontal line.

Richard Sammons, Vice Chair

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria outlined in Article III. ARCHITECTURAL REVIEW, Section 18-205 (a) criteria for a building permit.

Application Number: ARC-25-0032

Address: 589 N. County Rd.

Applicant: Jonathon P. Harvey Trust

Architect: Gerard Beekman, Madison Worth Architecture

Project Description: Replacement of three (3) French doors with divided lites with three (3) fixed plate glass windows without muntine.

The Architectural Review Commission has denied the above request for the following reasons:

- ☐ 1. The plan for the proposed building or structure is not in conformity with good taste and design and, in general, does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
- ☒ 2. The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
- ☐ 3. The proposed building or structure is, in its exterior design and appearance, of inferior quality, such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☒ 4. The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
- ☐ 5. The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
 - a. Apparently visibly identical front or side elevations;
 - b. Substantially identical size and arrangement of either doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangement; or
 - c. Other significant, identical features of design such as, but not limited to, material, roofline, and height of other design elements.

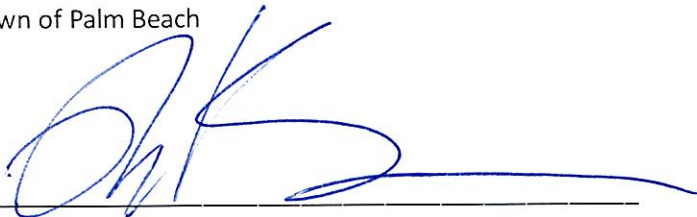
- _____ 6. The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
- a. Height of building or height of roof
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangement of the components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of neighboring property.
- _____ 7. The proposed addition or accessory structure is not subservient in style and massing to the principal or main structure.
- _____ 8. The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private ways (except alleys).
- _____ 9. The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- _____ 10. The project's location and design do not adequately protect unique site characteristics, such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within ten (10) days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The Architectural Review Commission issued the above denial at their meeting on 7/23/25.

Town of Palm Beach



Chair, Architectural Review Commission

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Visconti Claudia</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Commission</i>
MAILING ADDRESS <i>310 Valette Way</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY COUNTY <i>W. Palm Beach Palm Beach</i>	NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>
DATE ON WHICH VOTE OCCURRED <i>July 23, 2025</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, CLAUDIA VISCONTI, hereby disclose that on JULY 23, 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:

ARCS - 25 - 0918

201 Via Las Brisas

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.

07/23/2025
Date Filed

CA
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.