



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

SEPTEMBER 25, 2025

9:00 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Jeffrey W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Betsy Shiverick, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Sue Patterson, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the August 27, 2025, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-25-0054 350 SEABREEZE AVE. The applicant, Justin & Meira Besikof (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modifications to a site wall, addition of a chain link fence and revised generator location.
3. ARC-25-0055 100 CASA BENDITA. The applicant, Villa Bendita LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of vehicular and pedestrian gates with sitewide landscape and hardscape modifications.
4. ARC-25-0056 9 SLOANS CURVE DR. The applicant, Sean Hannity (Environment Design Group), has filed an application requesting Architectural Commission review and approval for rear yard landscape and hardscape modifications.
5. ARC-25-0057 (ZON-25-0052) 130 SUNRISE AVE PH8 (COMBO). The applicant, PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee), has filed an application requesting Architectural Commission review and approval for a new retractable awning on the penthouse level of an existing condominium building. Town Council shall review the application as it pertains to zoning relief/approval.
6. ARC-25-0061 143 REEF RD. The applicant, JOHN K. CRIDDLE, has filed an application requesting

Architectural Commission review and approval for a new, two-story single-family residence with final hardscape and landscape improvements, the design of which had previously received ARCOM approval but expired before construction commenced.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

7. OFFICIALS
8. STAFF
9. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

UNFINISHED BUSINESS

10. 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.
11. 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.
12. 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 March 25, 2026 meeting.***
13. ARCS-25-1087 237 WORTH AVE. The applicant, CSPB Worth LLC, has filed an application requesting Architectural Commission approval for exterior facade alterations, including awnings, windows, door, and signage. ***This application has been withdrawn by the applicant.***

NEW BUSINESS

14. ARC-25-0047 (ZON-25-0047) 1050 N LAKE WAY (COMBO). The applicant, CFH Land Trust (J. Scott Feeley, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape and landscape improvements on an existing nonconforming lakefront parcel. Town Council shall review the application as it pertains to zoning relief/approval.
15. ARC-25-0051 101 JUNGLE RD. The applicant, PB JUNGLE 101 LLC (Martin W. Meyer, Registered Agent), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story residence including partial demolition and reconstruction of the primary structure, complete demolition of an existing one-story accessory structure and construction of a new, two-story accessory structure, new basement level, and sitewide hardscape and landscape improvements.

16. ARC-25-0053 228 VIA LAS BRISAS. The applicant, VIA LAS BRISAS LLC (Catherine R. Clifton, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool.
17. ARC-25-0058 (ZON-25-0054) 1960 S OCEAN BLVD (COMBO). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new beach cabana on the oceanside parcel of an existing residential estate; with setback variances required and special exception review required. Town Council shall review the application as it pertains to zoning relief/approval.
18. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road.
19. ARC-25-0052 (ZON-25-0048) 235 WORTH AVE (COMBO). The applicant, Richemont North America, Inc, has filed an application requesting Architectural Commission review and approval for storefront alterations and new awnings to an commercial building in order to combine three separate tenants into a single retail tenant space.
20. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings.

ANY OTHER BUSINESS

MEETING SCHEDULE

21. The next meeting is scheduled for Wednesday, October 29, 2025.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.