



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on August 27, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:00 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Elizabeth Connaughton, Jeffery Smith, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons

Members Absent: Claudia Visconti, KT Catlin

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the July 23, 2025, Architectural Commission Meeting

A motion was made by Ms. Patterson and seconded by Mr. Phoenix to approve the minutes from the July 23, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Ms. Pardue announced that staff was removing ARC-25-0006 216 Tradewind Drive from the consent agenda and placing it to be heard first on the agenda.

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

3. EXTPLAN-25-0006 153 AUSTRALIAN AVE The applicant, Rabbi Zalman Levitin (Daily Janssen Architects), has filed an application requesting Architectural Commission

review and approval for a one-year 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-24-015 AND APPROVED AT THE JULY 24, 2024 MEETING)

APPROVAL OF AGENDA

A motion was made by Mr. Karakul and seconded by Ms. Shiverick 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

No comments were heard at this time.

5. STAFF

Ms. Mittner stated that at the end of the meeting, the staff would present the seven quick fixes to the zoning code, which would be presented to the Town Council for approval at their next meeting.

6. PUBLIC - 3 MINUTE LIMIT

No comments were heard at this time.

GENERAL BUSINESS

- 2. ARC-25-0046 216 TRADEWIND DR** The applicant, 216 Tradewinds LLC (Roger Ogilbee, Manager), has filed an application requesting Architectural Commission review and approval for incorporation of a generator and screening wall into the site plan of a previously approved new residence.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Mr. Smith indicated that the item was pulled from the consent agenda to address any issues. He asked if there were any questions from the commissioners. No one had any questions.

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

7. ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER /

AMBASSADOR SITE (COMBO) - Update from the Applicant.

Mr. Harvey Oyer, representing the applicant, presented updates on the redevelopment project, noting nearly three years of work to address board and community feedback. He emphasized that the proposal had garnered broad support from neighboring buildings and the Citizens Association of Palm Beach. He stated the project would reduce density, traffic, and building heights while eliminating transient hotel use, and all parking will be placed underground. Although variances were required due to outdated zoning and FEMA elevation requirements, Mr. Oyer stressed that the three buildings were shorter than surrounding condominiums and consistent with south end development patterns, where similar building typologies are the norm. He concluded that the design achieves harmony, balance, and contextual appropriateness.

Jason Long of OMA reviewed the project and displayed renderings of the architecture. Yusef Dennis of OMA reviewed the landscape and hardscape renderings for the project.

Chair Smith called for public comment.

Attorney Megan Wegerif of Xenick Lebedeker Law Firm, representing 2770 S. Ocean Blvd., stated her clients supported the project because the applicant had worked collaboratively over several years to address concerns, making changes that protect and even enhance 2770's views while minimizing other impacts. She added that the reduced density, safer and more resilient construction, and improved infrastructure would benefit 2770 and the surrounding neighborhood.

Joan Wenzel, 2275 Ibis Isle Road, praised the project as beautiful and well-blended with neighboring properties, highlighting the underground parking as a major improvement over typical surface lots. She described the design as exciting and a positive addition to the neighborhood.

Gloria Carchi, 2660 S. Ocean Blvd., speaking on behalf of the Board of Directors, expressed support for the project and its variances. She noted the applicant's collaboration through multiple meetings to address concerns about construction impacts, protect their building, and preserve views. The board felt the revised design was beautiful and compatible with the community.

Rick Salvatore, 3300 S. Ocean Blvd., former board president of 3300 S. Ocean Blvd., and current co-chair of the Citizens Association of Palm Beach, voiced strong support for the project, praising the applicant's extensive collaboration with neighboring buildings over the past two years to build consensus. He emphasized that the Citizens Association believed that redevelopment advances its mission to preserve Palm Beach's character and quality of life. He noted the project had become one of the most discussed issues in the area and set a high standard for future developments.

Skip Aldridge, 2295 S. Ocean Blvd., co-chair of the Citizens Association and president of Harbor House, voiced strong support for the project, echoing the importance of preserving quality of life in the south end. He praised the applicant's collaboration with neighbors, calling it a model of best practices for developers. Believing the project would be the premier building in the area, he stressed that it set a high standard for future redevelopment.

Shelly Newman, a longtime Palm Beach resident, praised the developer's reputation and global stature, saying the project met the high expectations Palm Beach deserves and would set a new standard for quality construction in the south end, especially as many buildings there were deteriorating.

Thor Brown, 2500 S. Ocean Blvd., and a board member at 2500 S. Ocean Blvd., highlighted the benefits of replacing the outdated Ambassador, including a sharp reduction in transient units and traffic, and described the proposal as a spectacular project that will modernize the South End and keep Palm Beach competitive with new developments in West Palm Beach.

Mr. Phoenix said the revised design improved compared to earlier versions, especially with limestone and varied loggias that made the building look less like an office. However, he still felt more work was needed, particularly with the railings and the thin penthouse roof, suggesting the project could use additional embellishment.

Mr. Sammons expressed concern that the project reflected a style of large-scale development that the Town sought to limit decades ago to preserve Palm Beach's unique charm and character. He noted that while the design aligned with other south end buildings, the overall context raised questions about sustainability, energy efficiency, and long-term compatibility with the Town's goals. He also observed that the buildings could better respond to site conditions. He suggested that the project felt more corporate than reflecting the "spaciousness and charm" envisioned in the Town's code. Ultimately, he cautioned that the proposal may not fully align with the Town's traditional vision and planning principles.

Ms. Georgas thought the building had come a long way and applauded the efforts. She agreed the guardrails needed to be restudied.

Ms. Shiverick expressed support for the Aman brand entering the south end, calling it a welcome change and an exciting opportunity for the area. While noting improvements in the latest design, particularly the façade, she felt the railings and other elements still needed refinement. She encouraged the design team to draw more inspiration from Aman's other projects, such as the building referenced in the Dominican Republic, to achieve a final product that fully captures the brand's distinctive quality and aesthetic.

Ms. Patterson agreed with Ms. Shiverick's comments, noting that while the project generally fit the area, Aman properties elsewhere felt more distinctive and integrated with their surroundings. She emphasized the importance of setting a high bar, so the development stood out as an oasis rather than blending in as another standard building. She commended the applicant's collaboration with neighbors but felt the design needed refinement, particularly with details like the railings.

Ms. Connaughton acknowledged excitement about the project but reiterated that earlier critiques still apply. She expressed concern that the massing felt too similar to an apartment building, suggesting the design would benefit from breaking up the buildings more to create a human scale and stronger long views. While noting some improvements, she felt the project could be significantly better with these larger design adjustments, which she believed would serve both the client and future residents.

Mr. Phoenix emphasized that while the project had broad community support, its design still needed greater creativity and boldness. He suggested moving beyond traditional Palm Beach references like limestone and pecky cypress to deliver something more distinctive and contemporary that better integrates with the landscaping. Citing inspiration from places like Major Alley, he encouraged the team to rethink the massing, floor plans, and overall design approach to create a more imaginative and unique project.

Mr. Karakul noted that Aman properties worldwide were admired for respecting their surroundings, and they encouraged the design team to bring more of that unique, site-sensitive character into this project. He cautioned, however, against overdoing changes, which could detract from the simple elegance and success of Aman's established style.

Ms. Connaughton agreed with Messrs. Phoenix's and Sammons's earlier comments, emphasizing two main concerns. First, she stressed the importance of creating defined and proportionate exterior spaces rather than leaving buildings surrounded by undefined open areas. Second, she noted inefficiencies in the floor plans, particularly the long corridors resulting from the building depth, and suggested that breaking up the buildings could improve the quality of the interior spaces and the views.

Mr. Smith praised the Aman brand for its global reputation, uniqueness, and ability to create exciting, environmentally connected projects, but felt this design did not reflect that same spirit. While acknowledging improvements over previous submissions, he criticized the repetitive floor plans and questioned why all three buildings were treated the same despite their different sites. He also found using local architectural references in the presentation confusing, as the design did not align with those styles. Concerns were raised about the railings and the lack of imagination compared to other Aman properties. Mr. Smith concluded by urging the team to deliver a more distinctive and inspiring design that sets a high standard for future south end development.

Mr. Long thanked the board for its feedback and explained that the massing of the buildings was largely shaped by zoning setbacks and efforts to protect neighboring views. He noted that alternative configurations, such as spreading more buildings across the site, would compromise setbacks, view corridors, or developable areas. The current plan balanced those constraints with the desired product type and interior layouts. While some minor variances were required, the design remained largely compliant with setback requirements and was adjusted to maintain good relationships with adjacent properties.

There was no motion for this project as it was solely a presentation by the applicant.

UNFINISHED BUSINESS

8. 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 Stile 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.

Cheyenne with Walsh Roofing presented the plans for the new roofing material.

Ms. Shiverick asked why the roof was changing and why clay barrel tile could not be used. The representative from Walsh Roofing explained that both buildings had leaks and that her client preferred to retain the S-tile roof material. Ms. Shiverick noted that the commission rarely approves S-tile because of its quality concerns and stated that she believed clay barrel tile would provide a better appearance.

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

A motion was made by Ms. Shiverick and seconded by Ms. Patterson to approve the project on the condition that clay barrel material is used. The motion was carried unanimously, 7-0.

NEW BUSINESS

9. ARC-25-0043 250 INDIAN RD. The applicant, Frances Sweeney (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing residence, new detached garage with sitewide landscape and hardscape modifications.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Patrick Mayfield of Dailey Janssen Architects presented the plans for the proposed addition to the existing residence. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site. Caroline Fitzgibbons, owner, spoke about the need for more space for her growing family.

Mr. Phoenix asked about the height of the new structure, as it appeared higher than the main home. Mr. Mayfield stated it was lower. Mr. Phoenix asked about the garage door and wondered if two doors were considered. Mr. Mayfield stated he would consider two doors. Mr. Phoenix asked if the new home's material palette would match the existing home's palette. Mr. Mayfield discussed the materials. Mr. Phoenix wondered if the cupola was necessary for the garage element; Mr. Mayfield responded.

Ms. Patterson agreed with the comments on the new structure and thought it should appear more subservient. She also asked about the fenestration in the new structure and liked the idea of the two garage doors.

Ms. Georgas asked if the addition would be pushed back from the primary facade, which Mr. Mayfield confirmed and discussed.

Mr. Sammons expressed concern that the new family room hyphen disrupted the courtyard feel by projecting too far and featuring a prominent chimney on a low-pitched gable. He noted the proportions resemble a ranch style rather than the Bermuda style and suggested the hyphen functions more like a pavilion than a connector. He recommended revisions to better integrate it into the overall design.

Ms. Connaughton asked about the dimensions of the hyphen, kitchen bay, and loggia, then commented that the hyphen still felt too wide despite being lowered in height. She noted that the loggia projection crowded the south courtyard and suggested thinning or pushing it back. She also felt the family room gable on the Indian Road façade looked too wide and low, giving the appearance of an overly large house, and recommended design changes to reduce its scale.

Ms. Shiverick shared concerns that the north elevation read too monolithic and suggested turning the first connector into a more glassed-in veranda or breezeway to lighten its appearance. She confirmed details about the front door and new entry terrace. She then commented that the garage design felt overly elaborate with its separate treatment, recommending it be simplified to better match the house.

Mr. Sammons suggested that design elements like the pergola and hyphen should function more distinctly, either as transparent connectors or garden walls, rather than extensions of the house. He noted that pergolas were typically treated differently on the inside and outside edges and encouraged more thoughtful detailing. He also pointed out small unused areas near the loggia, recommending adjustments to create more intentional and positive garden or circulation spaces.

Mr. Karakul praised the project for its design and the incorporation of the adjacent property to preserve more green space. He supported Ms. Shiverick's idea of reworking the hyphen into something lighter, such as French doors to create a garden-like feel. He suggested enhancing the landscaping along the front family room to add more interest.

Ms. Patterson liked the idea of adding glass to the office space.

Mr. Smith commented that the new balcony on the addition felt out of place, noting its heavy appearance and roof projection did not match the rest of the house's character. He added that while he is not particularly fond of the new family room gable, it generally worked within the design.

Mr. Phoenix said the design was strong overall, but could be elevated from good to great with some refinements. He suggested adding glass or material changes, such as stone, around the chimney and family room elevation to improve balance. He agreed with earlier concerns about the hyphens, felt the garage design was overly elaborate and would look better as a simplified carriage house, and noted the balconies may not be functional.

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

A motion was made by Mr. Phoenix and seconded by Mr. Sammons to defer the project to the September 25, 2025, meeting, asking for a restudy of the following items on the north elevation: the hyphens, garage, chimney, balconies, and pergola. The motion was carried unanimously, 7-0.

10. ARC-25-0022 250 VIA LINDA. The applicant, Subtrust U/ Article Second of the Mtdt 2009 Descendants Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for a driveway replacement with landscape and hardscape improvements.

Ms. Pardue provided staff comments on the project.

Ms. Connaughton disclosed ex parte communications.

Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons confirmed that the driveway was becoming smaller, but the runoff would remain about the same. He asked about the replacement material. Mr. Meyer responded.

Ms. Shiverick asked if another color, other than gray, could be considered. Mr. Meyer discussed the reasons for the chosen color.

When asked if a different material border could be added, Mr. Meyer confirmed it could.

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

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the project with the condition that a coquina border be added to the driveway. The motion was carried unanimously, 7-0.

11. ARC-25-0039 390 N LAKE WAY The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Caroline Forest of MHK Architecture presented the architectural plans for changing the front entrance.

Mr. Sammons questioned the choice of architectural order for the front windows and portico, noting inconsistencies with proportions and the selected Tuscan style. Ms. Forrest explained that while the rear of the house had more elaborate detailing, replicating those elements on the front made it appear too heavy. Ms. Forrest discussed the order chosen to fit the narrow proportions of the existing vertical element, emphasizing that the decision was intentional and based on working within the house's existing parameters.

Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site. Mr. Meyer confirmed that real grass would be used in the joints.

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

Mr. Sammons stressed that the portico's proportions needed correction, noting that the current design misapplied the Tuscan order. He explained that the columns were too thick for the entablature, the frieze was too short, and the overall scale was oversized. He recommended lowering and properly proportioning the entablature, narrowing the spacing, and adjusting the

architrave to align with classical standards, improving the design's balance and allowing the railing to be better integrated.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to approve the project with the following conditions: that the overall proportions and order of the front entrance be corrected, real grass joints be incorporated into the hardscape design, and the soffit be revised, with all items returning to staff for approval in coordination with the Chair. The motion was carried unanimously, 7-0.

12. ARC-25-0040 428 SEABREEZE AVE. The applicant, Chauncy & Deborah Crandall (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape alterations with installation of a generator.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

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

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

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

13. ARC-25-0044 (ZON-25-0045) 766 HI MOUNT RD (COMBO). The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Architectural Commission review and approval for removal and new construction of a glass enclosure on the west side of the cabana requiring a side yard setback. The 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.

Jackie Albarran of SKA Architect + Planner presented the architectural plans for the proposed modifications.

Ms. Shiverick wondered if this would be an opportunity to change the design of the greenhouse, as the existing one looked dated, and asked Ms. Albarran if that was possible. Ms. Albarran stated that the owner loved and wanted to replicate the design.

Mr. Phoenix commented that the proposed design felt dated and suggested this was an opportunity to create a more traditional glass structure compatible with the neighboring building. He stated he did not favor the current configuration and believed there were better ways to achieve the desired transparency and lake views.

Ms. Connaughton asked about the straight chamfer in the design and wondered if the curve could not be replicated.

Bijan Parsi of Botkin Parsi and Associates explained that the design used straight glass instead of curved glass due to impact resistance and material stress challenges. He noted that producing curved glass would require larger structural members, which the team had hoped to avoid, but confirmed they could adjust the design to incorporate curves if necessary.

Ms. Connaughton said she would prefer to see the structure recreated to more closely match the original design, rather than altering details such as divided lights or chamfers, which she felt were less successful. Mr. Parsi discussed the impact glass, and how the design was altered. Ms. Connaughton stated she would be in favor of replicating the original design.

Mr. Sammons thought there was an opportunity for a better design.

Mr. Smith agreed that better greenhouses were on the market and suggested more of a conservatory.

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

A motion was made by Ms. Connaughton and seconded by Ms. Shiverick to defer the project to the October 29, 2025, meeting for a restudy. The motion was carried unanimously, 7-0.

14. ARC-25-0013 1263 N LAKE WAY. The applicant, Henry P. McIntosh, has filed an application requesting Architectural Commission review and approval for installation of solar panels on a single-family residence. *This item has been deferred to the September 25, 2025, meeting.*

****Note: Once the agenda was approved, this item was deferred to the meeting on September 25, 2025.***

ANY OTHER BUSINESS

Ms. Pardue stated that the letters the commission received for 940 N. Lake Way were for the September meeting.

Ms. Churney reminded the commission that the meeting in September was on a Thursday.

Ms. Mittner stated that the 2026 meeting dates were placed on the dais for the commission.

Ms. Mittner presented an overview of the seven quick fixes to the zoning code that would be presented to the Town Council at their September meeting.

MEETING SCHEDULE

15. The next meeting is scheduled for Thursday, September 25, 2025

ADJOURNMENT

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to adjourn the meeting at 11:43 AM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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

Jeffery W. Smith, Chair

for Jeffery Smith