



TOWN OF PALM BEACH

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:00 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Elizabeth Connaughton, Kenn Karakul (9:01 a.m.), Kathy Georgas, Sue Patterson, David Phoenix, KT Catlin, Claudia Visconti (11:45 a.m.)

Members Absent: Jeffery Smith and Richard Sammons

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

PLEDGE OF ALLEGIANCE

Ms. Shiverick led the Pledge of Allegiance.

MINUTES

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

A motion was made by Ms. Patterson and seconded by Ms. Connaughton to approve the minutes of the August 27, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Ms. Pardue stated that the first item on the consent agenda, ARC-25-0054, 350 Seabreeze Avenue, had been withdrawn.

Mr. Phoenix requested that ARC-25-0055, 100 Casa Bendita, be pulled from the consent agenda.

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

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.

****Note: This item was withdrawn at the approval of the consent agenda.***

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

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the amended agenda. 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

7. OFFICIALS

Mr. Phoenix noted that the tents over the tennis courts at The Breakers have been lowered. He stated that they were less visible, the landscape was lusher, and the lighting felt different.

8. STAFF

There were no comments heard at this time.

9. PUBLIC - 3 MINUTE LIMIT

There were no comments heard at this time.

UNFINISHED BUSINESS

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.

Ms. Pardue provided staff comments on the project.

Ms. Georgas, Mr. Karakul, and Mr. Phoenix disclosed ex parte communications.

Matt Tomilson of Environmental Design Group presented the landscape and hardscape changes to the site.

Mr. Karakul asked about the side gates and thought they would be more simplified with plantings in front to soften them. Mr. Tomlison stated that they were restricted by the setbacks since they were on a cul-de-sac. He stated they could restudy the item. Mr. Karakul wanted to lessen the impact.

Mr. Phoenix thought there were too many gates, and they were too decorative. He was favorable to screening the motor court but not the front gate. He recommended simplifying all the gates as he was not in favor of the gate aesthetics.

Ms. Connaughton thought the wrought iron in the large gate was off, and in general, the gates felt too fanciful for the location.

Mr. Tomilson presented alternate and previously approved gates on the overhead projector.

Mr. Phoenix preferred one of the previous gates and thought it was a simplified design. He thought the proposed, fanciful gates detracted from the architecture.

Ms. Connaughton agreed and thought the iron details looked much better in the reference images.

Ms. Catlin said the concern was not the level of ornamentation but the gate's pattern, noting that its open design makes it appear less ornate. She suggested the applicant review the details of the design.

Morgan Pose, representing the owners, discussed the owners' wishes for the gate and design.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Karakul and seconded by Ms. Connaughton to approve the project with the exception of the gates, which shall return to October 29, 2025, with a design more consistent with the previous gate as shown. The motion was carried unanimously, 7-0.

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.

Ms. Pardue provided staff comments on the project.

Ms. Catlin disclosed ex parte communications.

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

Mr. Karakul questioned the scale of the pillar holding up the trellis. Mr. Mills discussed the design.

Mr. Phoenix wondered if an additional pillar next to the building on the trellis was considered. Mr. Mills responded.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Ms. Connaughton thought the plan needed more study, particularly the frieze, cornice, and pillars.

Ms. Patterson agreed with Ms. Connaughton. She thought the columns were too thin; she recommended embracing the look of the existing columns.

Ms. Catlin agreed and thought the columns needed to be increased in size.

Ms. Connaughton inquired about the height of the columns and offered suggestions on modifying the cornice, frieze, and pillars.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to defer the project to the October 29, 2025, meeting for a restudy of the column details. The motion was carried 6-1, with Ms. Catlin opposed.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Leslie Pearce of Smith Architectural Group presented the architectural modifications for the proposed new residence. Alex Bluedorn of LDG Landscape Architecture presented the landscape and hardscape plans for the site. Annie Falk, owner, discussed the house design and the reasons she believes the house should be approved.

Mr. Karakul thought the house was well-designed and favored the color of the roof. He thought

the changes brought the home more into scale and complemented the materials. He requested adding more trees, four to five, to break the roofline. He recommended narrowing the vehicular gates. He was supportive of the design.

Mr. Phoenix liked the green roof and the dormers. He supported the gatehouses. He appreciated the lake trail photograph of the home and thought the diversity would be good for the area. He supported the project.

Ms. Connaughton asked if the dormer windows were proper windows. Ms. Pearce stated that they would go to the attic space.

Ms. Shiverick asked about the size of the home and confirmed that the house had not been reduced. Ms. Pearce stated that the garage space had been reduced.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Ms. Catlin appreciated the photograph of the home from the Lake Trail. She liked the plantings on the lower level. She thought the French style was different from that of the immediate area, but not from the town. She supported the style. She thought the plantings softened the formality of the home. She supported the project.

Ms. Georgas liked the new dormers and plantings. She thought the changes made a big difference.

Ms. Connaughton thought the changes were positive. She thought some changes to the lake facade could be slightly studied, especially the treatment of the grotto pool facade.

Ms. Patterson thought the view from the water helped to determine the scale of the home.

Ms. Shiverick thought the size of the home was a bit intimidating, but acknowledged that the materials and changes were positive, and added that she understood the home could not be miniaturized.

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

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.*

****Note: This item was deferred to the meeting on March 25, 2026, at the approval of the agenda.***

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.*

***Note: This item was withdrawn at the approval of the agenda.**

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Peter Papadopoulos of Smith and Moore Architects presented the architectural plans proposed for the new residence. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans proposed for the site.

Ms. Georgas asked about the orientation of the swimming pool. Messrs. Meyer and Papadopoulos responded and discussed the reason for the design.

Mr. Karakul thought the design was attractive and tasteful. He thought the proportions and landscape were nice. He asked about the scale of the columns at the front door. Mr. Papadopoulos responded and discussed the design.

Ms. Connaughton inquired about the roof's drainage. Mr. Papadopoulos responded and discussed the design.

Ms. Shiverick asked about the glass garage doors, specifically about the material. Mr. Papadopoulos responded and discussed the design. Ms. Shiverick asked about the fenestration and wondered if the owner considered a different window. She thought the windows were too trendy; she suggested double-hung windows and shutters.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Ms. Connaughton agreed with Ms. Shiverick's comments on the fenestration. She recommended including more glass in the center portion of the front facade to differentiate it from the sides. She also questioned the glass garage doors and thought the entry portico felt too tall. She questioned the positioning of the columns on the rear portico structures, recommending either bringing the columns in or coupling them. She thought the home needed to be softened.

Ms. Catlin loved that the garages appeared as rooms. She thought the size and design of the home fit the area; she supported the suggestion of double-hung windows. She also would support dropping the front entry portico. She thought it would be a lovely addition to the street.

Mr. Phoenix supported the suggestion of double-hung windows. He thought the home looked classic. He recommended adding a solid panel at the bottom of the garage doors. Mr. Papadopoulos agreed to the change of the garage doors. He wondered if a solid front door was considered. Mr. Papadopoulos stated that a solid front door had been considered and discussed the reason for the proposed glass door.

Ms. Patterson thought the glass doors were very creative, but wondered how the doors would wear over time. Mr. Papadopoulos responded and discussed the reason for the design.

Mr. Karakul disagreed with the double-hung windows. He appreciated the casements and proportions as proposed. He agreed with the comments on the rear portico columns.

A motion was made by Mr. Phoenix and seconded by Ms. Catlin to approve the project with the following items to return to the staff for approval in coordination with the Chair: a panel shall be added to the bottom of the glass garage doors, the columns on the rear loggias, and the windows shall be changed to double-hung windows. The motion was carried 4-3, with Ms. Connaughton, Ms. Patterson, and Mr. Karakul dissenting.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Peter Papadopoulos of Smith and Moore Architects presented the architectural plans proposed for the existing residence. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans proposed for the site.

Ms. Patterson asked about the removal of the mansard roof. Mr. Papadopoulos presented photographs of the home and discussed the issue.

Ms. Visconti asked if the existing columns would remain and if the shutters existed in a dark color. Mr. Papadopoulos responded. She inquired about the reasons for the removal of the mansard roof and the changes to the garage elevation. Mr. Papadopoulos responded.

Mr. Karakul thought the renovation was sensitively done. He favored the changes to the wing of the home. He questioned the triple windows on the south elevation, wondering if they should be changed to a double window. He questioned the mansard roof on the pool cottage. Mr. Papadopoulos responded and explained the reason for the design. Mr. Karakul liked the loggia on the north side and was grateful that the house was being kept.

Ms. Shiverick inquired about the location of the new windows and doors. Mr. Papadopoulos

responded.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Mr. Phoenix thought the renovation was beautiful and thoughtful. He liked the curb cuts and the former staff wing attached to the main home. He liked the landscaping around the motor court. He supported the project.

Ms. Visconti supported the roof change and liked the mansard on the cabana; she wondered if the middle of the cabana's roof needed more refinement. She thought the hardscape design was successful.

Ms. Patterson was glad that the home was being saved. She thought the mansard roof added charm but understood the reason for the change. She wondered if something could be changed to differentiate the wing and add more charm. She supported the changes to the curb cut.

Ms. Connaughton was also glad that the main home was being saved. She thought the south elevation was not as successful; she questioned the length of the wing as well as the fenestration and shutters. She recommended breaking up the mass of the south elevation. She also questioned the windows on the main portion of the home and questioned the stucco band on the south elevation. She debated the roof of the cabana.

Ms. Catlin thought the renovation was well thought out and liked the revitalization of the courtyard. She liked Ms. Connaughton's suggestions for the south elevation. She thought many aspects of the design were successful.

Mr. Phoenix inquired about the home's history and thanked the applicant for preserving it. He suggested looking at the rhythm of the windows on the south elevation and provided some suggestions. He supported the roof on the cabana and thought the design needed a few refinements, and it would be successful.

Mr. Karakul discussed the history of the house and the low ceilings in the staff wing. He thought the renovation of the wing made the home more livable.

Ms. Visconti agreed that the continuous stucco band was hurting the design. Ms. Visconti suggested altering the area. Mr. Papadopoulos stated he did not want to draw more importance to that area.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to approve the project, with the following elements to be returned to the staff for approval in coordination with the chair: the window patterns, the shutters, and the stucco banding on the south elevation. The motion was carried 6-1, with Ms. Connaughton dissenting.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Steven Roy of Roy & Posey Architects presented the architectural plans proposed for the new residence. Mr. Roy presented an alternate view of the west elevation motor court on the overhead projector. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Ms. Catlin asked about the equipment on the west side and asked what was on the side of the neighbors'. Mr. Roy responded.

Ms. Georgas asked about the shutter color, gravel, and garden folly. Mr. Nievera discussed the gravel color. Mr. Roy discussed the shutter color and garden folly.

Mr. Karakul inquired about the scale of the two wings in relation to the main section of the home. Mr. Roy responded and further explained the design's intention. Mr. Karakul questioned whether the unbalanced design worked. Mr. Karakul also wondered if the rear loggia should be higher. Mr. Roy responded and discussed the reason for the lower loggia.

Ms. Shiverick asked about the front door lanterns; she thought they should be more decorative and interesting. She thought the farmhouse style was a nice departure from the Mediterranean designs.

Mr. Phoenix thought the inspirational photo of the lanterns was beautiful; he discussed the scale of the lanterns and recommended using a similar bracketed lantern with that scale. He discussed the roof pitch of the two wings compared to the center portion of the home, wondering if the roof pitch on the wings was too flat. He liked the project.

Mr. Karakul recommended adding a window on the west elevation and moving the door around the side. He believed that change would result in a better courtyard. He also recommended adding trees in pots in the gravel driveway to add interest.

Mr. Phoenix recommended changing the garage doors to make them resemble carriage doors. He asked about the material for the shutters. Mr. Roy stated that they would be Mahogany.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Ms. Catlin questioned the details of the proposed home. She liked the inspirational photo, but thought the translation of the design got lost. She believed that the details needed to be restudied. She was in favor of the gardens and brought a romantic touch to the design.

Ms. Patterson agreed with Ms. Catlin's comments. She thought the gym section of the home was unusual and lacking character. She thought the west elevation was uninteresting. She liked the suggestion to enhance the garage doors.

Mr. Phoenix agreed with Ms. Shiverick that he liked the different design style. However, he

agreed that the design got lost a bit in translation. He thought the following elements should be restudied: lanterns, garage doors, the gym wing, and quoins. He thought the landscape plan was fantastic and was excited about the overall design. He thought it would be a great addition to the area.

Ms. Connaughton agreed with Mr. Phoenix. She thought the home was cute. She recommended examining the roof pitches on the one-story structures, simplifying the massing of the two-story elements, the garage element, and considering a possible hyphenation to the main house. She liked the overall design.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the home to the November 21, 2025, meeting for a restudy of the elements outlined in the Commissioners' comments. The motion was carried unanimously, 7-0.

**Note: Ms. Visconti arrived at 11:45 a.m.*

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Sophia Bacon of Smith Architectural Group presented the architectural plans for the proposed beach cabana.

Ms. Shiverick asked about what currently existed. Ms. Bacon responded. Ms. Shiverick asked about the location of the surrounding cabanas. Ms. Bacon responded. Ms. Shiverick asked if the cabana resembled the main home. Ms. Bacon responded.

Ms. Visconti wondered if the cabana could be moved eastward. Ms. Bacon responded and discussed the reason for the proposed location. Ms. Visconti asked about the other surrounding cabanas and asked if they had received similar variances. Ms. Bacon responded. Ms. Visconti inquired about the railing and suggested that another design might be considered.

Mr. Karakul asked about the height of the cabana above the wall. Ms. Bacon thought about 8 feet. Mr. Karakul thought the design was unsuccessful and felt that the structure was dropped into the location without landscaping or design. He stated that he did not support the design, but he could support a cabana.

Ms. Catlin wondered if there were plans for a tunnel in the future. Ms. Bacon stated there were no plans for a tunnel and discussed the amenities in the cabana.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Ms. Patterson agreed with Mr. Karakul's comments and thought the cabana lacked details in the main home, such as quoins.

Mr. Phoenix agreed with the other comments and thought it would be an eyesore. He thought the other cabanas were sunken down in the rock, and the roof was only seen from the street. He thought it lacked details and was unattractive.

Ms. Visconti inquired about the code related to beach cabanas. Mr. Falco discussed the code. Ms. Visconti discussed the details of the east facade of the main home and thought they were fun; she suggested incorporating those into the design.

Ms. Connaughton agreed with other comments. She supported a cabana but thought the design felt boxy and bulky. She questioned the windows, railings, and large sliders. She thought it could be fun and whimsical.

Ms. Catlin thought there was no character to the design. She was concerned about the environmental aspect of the structure in the rocks. She thought the structure should be to the far north of the property.

Ms. Shiverick thought the cabana should not be as prominent as it had been shown.

Ms. Connaughton thought a window should be added to the north and south of the design.

Mr. Phoenix recommended making the element more of a folly and adding windows on the side of the structure.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the November 21, 2025, meeting for a restudy of the project, following the Commissioners' comments. The motion was carried unanimously, 7-0.

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

John Lang of Lang Design Group presented the proposed vehicular and pedestrian gates for the site.

Ms. Karakul asked about the width of the east opening. Mr. Lang stated it was proposed at 14 feet. Mr. Karakul wondered if it could be changed to 12 feet. Mr. Lang asked if he could keep it at 13 feet.

Ms. Visconti asked about the details of the column. Mr. Lang stated it was an existing detail, and he was repeating the design. He stated he could revisit the design if it was the will of the board. Ms. Visconti asked about the design of the gate. Mr. Lang discussed the design and

stated that he could raise the entire gate and add an arch at the top if desired. Ms. Visconti recommended raising the gate to engage the columns. Ms. Visconti asked about the design of the pedestrian gate. Mr. Lang responded.

Ms. Connaughton inquired about the material used for the gates. Mr. Lang responded.

Mr. Phoenix asked about the gate design with the notch out. Mr. Lang stated he would raise it to match the remaining gate. Mr. Phoenix asked about the details of the front pedestrian gate. Mr. Lang stated that it would match the front door.

Ms. Catlin asked if the gate's color would match the front door. Mr. Lang stated it would match.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Ms. Connaughton was not in favor of the project. She thought the columns were strange, and she was not in favor of the gate design.

Ms. Visconti thought the gates should be stretched to 13 feet. She did not believe the color of the aluminum should match the wood color; she thought the detailing should be studied, and the columns should be changed to a square column.

Ms. Catlin thought the idea of the wall and gate worked; however, she thought the details and color of the gates should be restudied and returned to the Commission. She thought the width should be reduced as much as possible to 12 feet.

Ms. Shiverick wondered if gates were appropriate for the area.

Ms. Patterson provided a suggestion for the gate design.

Mr. Phoenix suggested that the dark gate might be changed to a wood spindle or to match the stucco or green trim in the home's design.

Ms. Connaughton inquired about the size of the home and wondered if it warranted gates. Ms. Connaughton felt the gate was incongruous with the street and the house. Mr. Lang stated that most of the homes on Wells Road have gates.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the October 29, 2025, meeting, with the direction to restudy the opening, style, color of the gates, as well as the style of the columns. The motion was carried unanimously, 7-0.

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jamie Crowley, representing the applicant, stated that the Town Council approved the site plan and special exceptions at the September meeting. Keith Spina of Spina O'Rourke + Partners presented the architectural plans proposed for the commercial space for Van Cleef & Arpels.

Ms. Georgas inquired about the green tile. Mr. Spina responded.

Ms. Visconti inquired about the material on the front facade and wondered if the green tile was considered for incorporation on the front. Mr. Spina responded.

Mr. Phoenix requested confirmation that the green tile was located under the awnings on the front façade, which Mr. Spina confirmed. He asked if two separate pots were considered for the front planters rather than the built-in ones proposed. He was not in favor of the planters and thought they were too contemporary. Mr. Phoenix also wondered if bases were considered at the bottom of the windows to cover the pedestals inside, and he inquired about the black awnings. Mr. Spina discussed the reason for the black awnings. Mr. Phoenix supported the project but thought some of the details needed some restudy, particularly the awning color. Ms. Shiverick suggested dark green for the awnings. Mr. Spina discussed the reasons for the design choices. Mr. Phoenix concluded by stating that the items being sold in the store were not reflected on the outside.

Ms. Catlin thought there was a consistency between the existing and proposed buildings. She asked if the courtyard could be seen from the front window to draw in the shoppers. Mr. Spina thought the courtyard would not be seen.

Ms. Connaughton inquired about any size limitations listed in the Worth Avenue Design Guidelines. Ms. Mittner stated the size limitation was 4,000 square feet.

Ms. Visconti asked about the green tile on the front facade and wondered if it could be added to the bottom of the windows. Mr. Spina responded and stated that the proposal was very consistent with their brand.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Mr. Phoenix was not in favor of the black and green elements in the design. He made a suggestion for the signage, and was not in favor of the planters and awnings. He was also not in favor of the full windows and thought the bottom of the windows needed a panel.

Ms. Catlin thought the proposal effectively reflected the brand and enhanced the storefront's appearance. She supported the black and full glass windows. She supported the proposal and thought it was a good design.

Ms. Patterson stated she liked the design and that it was an improvement to the three small existing stores. She supported the full glass windows, and while she supported the black, she also thought the brand's sage green color would be nice for the awnings as well. She supported the project.

Mr. Karakul supported the full glass windows. He thought the awning color should be studied,

possibly using a different shade of color.

Ms. Connaughton supported the courtyard but was concerned about the large store. She suggested selecting dark green for the color of the awnings. She agreed with Mr. Phoenix's comments.

Ms. Visconti provided a few design suggestions to help identify the building as Van Cleef & Arpels; she thought it needed more identity.

Ms. Georgas thought the planters were problematic.

Mr. Phoenix suggested incorporating more branded elements into the design while maintaining the Palm Beach feel.

Ms. Shiverick was sad to see the smaller shops leave, being replaced by a chain. However, she thought the storefront was elegant. She thought a black or green awning would work, but recommended removing the planters and tile.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the project with the condition that the planters and tile on the front shall be removed. The motion was carried 4-3, with Ms. Visconti, Ms. Connaughton, and Mr. Phoenix dissenting.

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

An architect, on behalf of Tiffany & Co., reviewed the architectural plans proposed for the modifications to the existing commercial space. He showed the Commissioners samples of the awning and metal to be used.

Ms. Visconti asked about the planters and wondered if they reflected the brand. The architect responded and discussed the planters. Ms. Visconti asked about the proposed logo. The architect responded, and Ms. Pardue stated that they were in compliance with the code.

Ms. Patterson inquired about the silver-patterned doors and asked if they would be retained. The architect stated that they would be removed. Ms. Patterson asked if the Tiffany & Co. signage was placed on the windows. The architect stated the windows would remain as they are. Ms. Patterson announced that Tiffany & Co. signage would be on the building more than ten times.

Mr. Phoenix wondered if a smaller font was considered for the signage on the side of the building, and if Tiffany blue had been considered for the entire planters. The architect further explained the design for the logo and the planters. Mr. Phoenix questioned replacing the metal doors with glass doors; he thought that removing them would take away from the brand. The

architect explained the reason for the change to the glass door, rather than the metal front doors. The Commissioners asked if the metal doors could be retained.

Mr. Karakul thought the proposed plants for the planters needed to be restudied. He also thought a more dramatic awning could be used; he suggested studying the proportions.

Ms. Georgas asked why there were so many signs proposed. The architect responded and asked if at least one of the signs on the side could be retained.

Ms. Shiverick called for public comment. No one indicated a desire to speak.

Ms. Connaughton thought it was a huge mistake to remove the metal doors. She agreed that the signage on the side of the building was too large and questioned whether it was needed. She thought the planters were too modern for the building.

Mr. Phoenix thought the metal doors should remain and believed there were too many logos proposed. He thought awnings should be added to the second floor, and possibly restudied at the suggestion of Mr. Karakul. He agreed the planters bordered on being too trendy; he recommended a restudy of those elements. He thought the logos on the side of the building were too big.

Ms. Patterson was against removing the metal doors; she thought they were iconic. She questioned the gold door proposed, as it did not match the silver doors. She believed that the additional signage was unnecessary. She thought the planters were too lightweight for the outdoors.

Ms. Visconti thought the metal doors were sentimental to the town. She liked the planters but questioned whether they worked in the location; she suggested changing them all to one color or their placement. She thought the additional logos were overkill, but if one was to be placed, she recommended adding it to the long facade. She questioned the addition of awnings to the second floor and suggested that the commissioners should review a rendering of the proposal.

Ms. Pardue stated that the building had been divided in the past. Tiffany was located on the first floor only, and a private residence was located on the second and third floors. Therefore, only the first-floor windows could be discussed in this application.

Ms. Connaughton was in favor of the delicate awnings.

Ms. Catlin was torn about the front doors but leaned toward keeping the metal doors. She liked Mr. Karakul's suggestion for a dramatic awning. She also agreed that the signage on the sides of the buildings was not needed.

Ms. Georgas thought the existing design worked well. She was not in favor of the new doors, signage, and planters.

Mr. Phoenix agreed with Ms. Georgas on the planters and signage. He also thought a more pronounced awning would work well and thought the metal doors should remain.

Ms. Shiverick inquired about the existing sidelights and suggested they should be retained. She added that she thought the metal doors should remain as well. She thought the signage should be on the corner only. She supported the awnings but could not support the planters.

Ms. Connaughton suggested keeping the signage as it currently exists.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson to defer the project to the October 29, 2025, meeting for further study of the front door, awnings, signage, planters, and sidelights. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

There was no other business discussed.

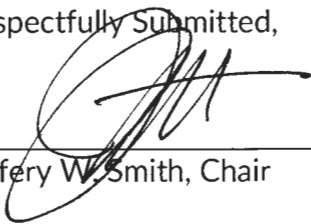
MEETING SCHEDULE

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

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Mr. Karakul to adjourn the meeting at 2:22 p.m. The motion was carried unanimously, 7-0.

Respectfully Submitted,



Jeffery W. Smith, Chair