



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

DECEMBER 19, 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 November 21, 2025, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-25-0009 315 COCOANUT ROW The applicant, Virginia C. Knott (Environment Design Group), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new vehicular driveway configuration with landscape and hardscape modifications. (ORIGINALLY ARCS-24-0105 AND APPROVED AT THE DECEMBER 20, 2024 MEETING)
3. ARC-25-0086 (ZON-25-0080) 328 CHILEAN AVE. (COMBO) The applicant, Cathy B Graham Trust (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for window and door replacements, first floor addition to an existing accessory structure with landscape and hardscape with a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS

5. STAFF
6. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

7. ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements.
8. ARC-25-0062 (ZON-25-0059) 222 CHERRY LN. (COMBO) The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/ approval.
9. 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.
10. ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for site improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.
11. 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. ***This item has been deferred to the January 28, 2026 meeting.***
12. ARC-25-0063 (ZON-25-0057) 226 OLEANDER AVE. VACANT (LOT 6 OF THE PLAT OF THE JEANETTE COURT ADDITION TO PALM BEACH) (COMBO) The applicant, Beach Gal LLC (Melissa Schorr, Manager,) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single family residence with final landscape and hardscape; variances are requested and required to develop the nonconforming parcel of land in the R-C zoning district and for town council to review the COMBO application prior to ARCOM review and approval. Review of the COMBO application is contingent on the applicant's appeal of administrative determination being upheld by the Town Council regarding the current configuration of the parcel. Town Council shall review the application as it pertains to zoning relief/ approval. ***This item has been deferred to the January 28, 2026 meeting.***
13. 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. ***This item has been deferred to the February 25, 2026 meeting.***

NEW BUSINESS

14. ARC-25-0076 (ZON-25-0066) 3031 S OCEAN BLVD. (COMBO) The applicant, PB3031 LLC, has filed an application requesting Architectural Commission review and approval for the demolition of

an existing two-story building and the construction of a new five-story, 12-unit residential building requiring multiple variances from the regulations in the R-D-(1) zoning district. Town Council shall review the application as it pertains to zoning relief/approval.

15. ARC-25-0082 216-218 WORTH AVE. The applicant, Brunello Cucinelli Boutique (AND Studio/ Shutts & Bowen LLP Representatives), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground-floor storefront system and new signage.
16. ARC-25-0084 (ZON-25-0081) 150 WORTH AVE (COMBO). The applicant, Wilson 150 Worth LLC (Tim Hanlon Representative), has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including new windows and doors, architectural enhancements such as pilasters, a frieze band, arches, tile and awnings. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
17. ARC-25-0080 (ZON-25-0071) 760 N OCEAN BLVD. (COMBO) The applicant, Palm Beach Country Club Inc (WRP DESIGN & Maura Ziska Representative), has filed an application requesting Architectural Commission review and approval for a 640 SF addition to the golf cart storage building. Town Council shall review the application as it pertains to zoning relief/approval.
18. ARC-25-0085 123 CHILEAN AVE. The applicants, Paul & Aline Griffin, have filed an application requesting Architectural Commission review and approval for design changes to a previously approved new, two-story, single-family residence and accessory structure.
19. ARC-25-0087 (ZON-25-0079) 320 DUNBAR RD. (COMBO) The applicant, Peter May (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for a new rear loggia with variances to exceed allowable Cubic Content Ratio (CCR) and lot coverage. Town Council shall review the application as it pertains to zoning relief/approval.
20. ARCS-25-0937 (ZON-25-0082) 241 EL DORADO LN. (COMBO) The applicant, Desmond & Cristina Keogh (Paradelo Burgess Design Studio), has filed an application requesting Architectural Commission review and approval of after the fact installation artificial turf requiring variances for open landscape and front yard open space. Town Council shall review the application as it pertains to zoning relief/approval.

ANY OTHER BUSINESS

MEETING SCHEDULE

21. The next meeting is scheduled for January 28, 2026

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.