



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JANUARY 28, 2026

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 December 19, 2025, Architectural Review Meeting

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-25-0010 210 VIA LINDA. The applicants, Diana Wood and Robert Pinkney, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. (ORIGINALLY ARC-24-0127 AND APPROVED AT THE FEBRUARY 26, 2025 MEETING)
3. ARC-25-0096 203 S LAKE TRAIL. The applicant, 203 South Lake Land Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for fenestration, landscape and hardscape changes to a previously approved new two-story single-family residence.
4. ARC-25-0097 168 VIA BETHESDA. The applicant, Warren Spector (Kirchhoff & Associates Architects, Representative), has filed an application requesting Architectural Commission review and approval for a new pool and pool pavilion with loggia, cabana, and associated hardscape and landscape adjustments to replace the existing pool and bathhouse.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS
6. STAFF
7. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

UNFINISHED BUSINESS

8. 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.
9. 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.
10. 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.
11. ARC-25-0075 (ZON-25 -0068) 160 BARTON AVE (COMBO). The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Architectural Commission review and approval for a second-floor addition, new fixed cover over front entry, window modification and site work at an existing residence; with variance relief requested for an addition within the required two-story side-yard setback. Town Council shall review the application as it pertains to zoning relief/ approval. ***This item has been deferred to the February 25, 2026 meeting.***
12. 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. ***This item has been deferred to the February 25, 2026 meeting.***
13. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (LangDesign 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 February 25, 2026 meeting.***

14. 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. ***This application has been withdrawn by the applicant.***

NEW BUSINESS

15. ARC-25-0091 111 ATLANTIC AVE. The applicant, Maura Ziska (Authorized Signatory), has filed an application requesting Architectural Commission review and approval for one-story addition and expansion of the garage at an existing two-story, single-family residence.
16. ARC-25-0092 (ZON-25-0088) 140 BRAZILIAN AVE (COMBO). The applicant, Thomas O McCarthy (Smith and Moore Architects Inc.), has filed an application requesting Architectural Commission review and approval for expansion and new roof to an existing single-family residence with a variance for Cubic Content Ratio (CCR). The Town Council shall review the application as it pertains to zoning relief and approval.
17. ARC-25-0099 237-239 (243) WORTH AVE. The applicant, CSPB WORTH LLC (Jerome Baumoehl, Representative), has filed an application requesting Architectural Commission review and approval for new storefront, stone signage panel, and new awning as part of a combination of two storefronts into one for Bvlgari.
18. ARCS-25-1385 1255 S OCEAN BLVD. The applicant, Thomas Peterffy (Smith and Moore Architects, Inc. Representative), has filed an application requesting Architectural Commission review and approval for the replacement of a loggia with an enlarged loggia conservatory space on the north side of the existing single-family house.
19. ARC-25-0050 (ZON-25-0049) 180 ROYAL PALM WAY, 301-309 S COUNTY RD AND 155-7 BRAZILIAN AVE (COMBO). The applicant, FG Palm Beach Fund LLC and EYE MAN Limited Partnership & TAU Mid Partnership LLP, has filed an application requesting Architectural Commission review and approval for the renovation and exterior alterations to façades of the existing three-story office bank building and the conversion of two floors into residential use; the demolition of existing parking lots and the construction of a new second floor addition with second floor residences, to an existing one-story commercial building at 301 S County Road and demolition and new buildings on Brazilian Ave including on-site parking, site plan and landscape change, including variances to exceed maximum building length, floor area, and reduced drive aisle widths. The Town Council shall review the application as it pertains to zoning relief/approval. ***This item has been deferred to the February 25, 2026 meeting.***

ANY OTHER BUSINESS

MEETING SCHEDULE

20. The next meeting is scheduled for February 25, 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.