



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

FEBRUARY 25, 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 Architectural Commission of January 28, 2026

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-26-0001 224 ATLANTIC AVE—EXTENSION OF TIME. The applicants, Nina and Pieter Taselaar, have filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for the enclosure of first floor covered parking to an enclosed garage with sitewide landscape and hardscape improvements. (ORIGINALLY ARC-24-0120 AND APPROVED AT THE JANUARY 29, 2025 MEETING)
3. ARC-25-0105 2875 S OCEAN BLVD. The applicant, 2875 Ocean LLC (Spina ORourke), has filed an application requesting Architectural Commission review and approval for fenestration changes to an existing commercial property.
4. ARC-25-0106 259 LIST RD. The applicant, BJ Murdoch Trust (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for a first-floor addition with loggia modification and fenestration changes to an existing single-family residence.

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](#)

UNFINISHED BUSINESS

8. 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.
9. ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD- EDGEWATER/ AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief / approval.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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. ***The applicant will be in person to request a deferral.***

15. 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 March 25, 2026, meeting.***
16. 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 March 25, 2026 meeting.***
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. ***This item has been deferred to the March 25, 2026 meeting.***
18. 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 April 22, 2026 meeting.***

NEW BUSINESS

19. ARC-25-0078 (ZON-25-0070) 937 N LAKE WAY (COMBO). The applicant, 8SEASIV LLC (Pamela Cline), has filed an application requesting Architectural Commission review and approval for renovations and a single-story garage addition with driveway relocation at an existing single-story residence, with related landscape and hardscape modifications which require a variance to revest existing nonconforming open space. The Town Council shall review the application as it pertains to zoning relief/approval.
20. ARC-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman II, Trustee & Kendall W. Castelo, Grantee), 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.
21. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD (COMBO). The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and

hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/approval.

22. ARC-25-0098 (ZON-26-0001) 1519 N OCEAN WAY (COMBO). The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing two-story, single-family, residence which will exceed 10,000 sq ft; additionally, site-wide landscape, hardscape and swimming pool modifications and improvements are proposed, including one (1) variance to exceed the maximum number of A/C equipment units in the north side-yard setback area. Town Council shall review the application as it pertains to zoning relief & approval.
23. ARC-25-0101 240 EL DORADO LN. The applicant, the Sack 2020 Family Trust Agreement dated December 22, 2020 (David Koeppel, Trustee), has filed an application requesting Architectural Commission review and approval for a total renovation and an addition to an existing single-story residence including new and modified doors, windows, roof and architectural details and sitewide hardscape and landscape redesign and replacement.
24. ARC-25-0102 (ZON-25-0091) 151 WORTH AVE (COMBO). The applicant, 151 Worth Avenue Owner LLC, has filed an application requesting Architectural Commission review and approval for exterior façade alterations to the existing the former Neiman Marcus three-story building, including new openings, new windows and doors including a loading dock door, architectural enhancements such as new pilasters and columns, new signage program, new trellises for the colonnade, pendant lights and walls sconces, among other architectural modifications. The Town Council shall review the application as it pertains to zoning relief/approval.
25. ARC-25-0095 (ZON-25- 0087) 333 SUNSET AVE (COMBO). The applicant, Royal Poinciana South (Maura Ziska), has filed an application requesting Architectural Commission review and approval for installation of new signage requiring variances. The Town Council shall review the application as it pertains to zoning relief and approval.
26. ARC-25-0104 (ZON-25-0096) 315 CHAPEL HILL RD (COMBO). The applicant, Ocean Breezes 2 LLC (James Crowley, Representative), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new residence including shifting the swimming pool location, driveway and vehicular gate modifications, and relocation of equipment requiring variances related to equipment setbacks and screening wall heights. The Town Council shall review the application as it pertains to zoning relief and approval.

ANY OTHER BUSINESS

MEETING SCHEDULE

27. The next meeting is scheduled for March 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.