



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on February 25, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:02 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Elizabeth Connaughton (arrived at 9:07 a.m.), Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, KT Catlin

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the Architectural Commission of January 28, 2026

A motion was made by Ms. Catlin and seconded by Mr. Sammons to approve the minutes of the January 28, 2026, meeting as presented. The motion was carried unanimously, 7-0.

Chair Smith asked Assistant Town Attorney Lainey Francisco to provide an overview of the meeting process.

APPROVAL OF CONSENT AGENDA

Ms. Catlin asked to remove ARC-25-0106, 259 List Road, for discussion.

A motion was made by Mr. Karakul and seconded by Ms. Catlin to approve the consent agenda as amended, with the removal of ARC-25-0106, 259 List Road. The motion was carried unanimously, 7-0.

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.

APPROVAL OF AGENDA

A motion was made by Ms. Visconti and seconded by Ms. Catlin 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

5. OFFICIALS

Ms. Catlin raised an issue about items presented to the Town Council and outlined in the newspaper before they were presented to the commission.

Assistant Director James Murphy noted that project plans are now available 30 days before hearings, which increases public engagement but can lead to premature online discussion. He advised commissioners to avoid early commentary and remain impartial until the official hearing.

6. STAFF

Staff had no comments.

7. PUBLIC - 3 MINUTE LIMIT

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

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.

Ms. Pardue provided staff comments on the project.

Messrs. Sammons and Phoenix, and Ms. Catlin, disclosed ex parte communications. *Please note: Ms. Connaughton declared a conflict of interest and left the dais for the discussion.*

Ms. Catlin asked about the two chimneys; she thought the features were awkward.

Architect Elizabeth Connaughton, on behalf of the applicant, stated that the applicant had since requested the removal of one of the chimneys. She said she had an alternate view of the north facade and asked to present it on the overhead projector. She further explained the project and the reason for the chimney design.

Mr. Karakul stated he would have supported both chimneys.

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

A motion was made by Mr. Sammons and seconded by Mr. Karakul to approve the project as presented, with the alternate view as presented on the overhead projector. The motion was carried unanimously, 7-0.

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.

Several members disclosed ex parte communications. *Please note: Mr. Sammons declared a conflict of interest for the project and left the dais during the discussion.*

Assistant Director James Murphy provided staff comments on the project.

Attorney Maura Ziska discussed the detailed changes made to the plans and stated that there had been communications with the neighboring property owners. Anne Fairfax of Fairfax and Sammons presented the project's architectural plans and spoke about landscape precedents. Steve West of Parker Yannette Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked whether there was a diagram showing the separation between the front and side yards, given the site's irregular configuration. Mr. Murphy explained that the front yard setback was technically on the canal side of the property due to the property's layout. He also clarified that the surface parking lot was not part of the subject property and served as supplemental parking for the Beachcomber.

Mr. Murphy clarified that the building's edge was measured at approximately 24 feet from the property line, whereas the required setback for the proposed building height was 40 feet. Therefore, the proposal reflected a 24-foot setback, where 40 feet was required.

Mr. Phoenix asked about public access, and Ms. Fairfax responded that it would be comparable to other areas, citing other condominiums on the street. It would not be an invitation for public access. Mr. Phoenix noted that the design embraced a romantic Meissner-style aesthetic and asked whether consideration had been given to varying the units' colors to prevent the building from appearing as a single large white structure.

Ms. Fairfax responded that the design was intentional. Given the amount of architectural detail already present, they believed introducing multiple colors could make the project appear overly busy. She indicated they were open to studying color variations in the future if requested, but had not completed a detailed color study due to time constraints. Their preference at this stage was to maintain a cohesive appearance.

Ms. Shiverick asked where the bollards would be located, and it was clarified that they would be at the entrance. The bollards will retract into the ground and will be activated by a 24-hour gatehouse person. Ms. Shiverick also wondered whether the potted plant was included in the open space requirements. Mr. Murphy said potted plants will not count toward open space.

Mr. Karakul asked if the applicant would consider eliminating one additional unit, such as Unit 4. He felt this would break up the building mass, creating more green space and openness. He suggested removing a unit could create a plaza, improve the visual flow as one approaches the site, and reduce the overall sense of a monolithic structure. In addition, it would reduce the number of variances and potentially improve the overall project design. Ms. Fairfax said there had been many considerations, and maximizing the number of units is important. She pointed out the open piazza, which offers water views and access for people to enjoy the sunsets; she agreed to consider providing another piazza.

Ms. Connaughton asked to see the original project sketches. She pointed out that there was a bit of an intermediate, and she shared Mr. Karakul's thoughts.

Ms. Catlin asked questions about the depth of soil and how that affects calculations for the site's green space. The landscape architects responded that, to build this project initially, there was a soil-support structure underneath. He explained what would be needed with new construction. Additional discussion referenced the depth of soil necessary for landscaping. It was noted that even if the same soil depth were placed above a parking garage, it would not qualify as landscape open space under the zoning code, whereas soil placed on natural ground would count.

Nick Spinelli of Copperline Partners clarified that soil borings had been conducted and the site was not actually located on the old bridge as previously suggested. He explained that the project would involve reinforcing the site with a seawall, excavating the area, and filling portions of the site with structural material, primarily concrete, for the parking deck. Areas not occupied by the parking structure would contain natural landscape space, which is currently limited on the site and is part of the applicant's variance request.

Mr. Phoenix wondered whether there were details on the seawall, what materials would be used, and whether it would have pedestrian access. Ms. Fairfax stated that the seawall would be stone with plantings.

Ms. Georgas asked if there could be grass in the piazza. Ms. Fairfax said yes. Ms. Georgas thought a central fountain would be nice. Ms. Fairfax said a fountain could be considered and serve as a focal point.

Ms. Patterson loved the project. She asked about communication with the neighboring property owners and wanted to ensure they were okay with how the project looks.

Mr. Murphy noted that the depth of soil required for a green roof depends on the type of landscaping being supported. Preliminary research indicated that grass typically thrives with only a few inches of soil, up to about six inches. More substantial plantings, such as areas with rooted trees, would likely require approximately three to four feet of soil depth. Mr. Murphy said staff had begun considering this issue while reviewing the zoning regulations, particularly in determining at what soil depth landscaping above a subterranean structure should qualify as true landscaping rather than simply an aesthetic feature.

Chair Smith called for public comment.

Attorney Shelly Connick, representing The PalmBeacher Apartments located at 3030 S. Ocean Boulevard, spoke in opposition to the application, noting that her client's property is across the street and shares an easement with the subject parcel. She stated that the proposal seeks numerous significant variances, including reduced setbacks, increased lot coverage, reduced landscape open space, narrower drive aisles, and increased building length, which she characterized as an overutilization of a narrow parcel. Ms. Connick argued that the hardship was self-imposed because the applicant designed a five-story building that could not be built on the property without substantial departures from the zoning code.

Bob Cipro, 3030 S. Ocean Blvd., thought the visual was beautiful but did not fit at the proposed location. He also objected to the claim that there are no direct abutters. He said The PalmBeacher owns the abutting parking lot and is directly adjacent to the east side of the subject property. He also mentioned that the peninsula was not natural, and he expressed concern about runoff and drainage.

Allison Brown, 3000 S. Ocean Blvd., did not support the project. She thought it was too large and needed downsizing. She did not think the changes made were significant.

Jeffrey Persky, Board Member of The Hampton at 3100 S Ocean Boulevard, shared thoughts and support about the project on behalf of The Hampton. He noted that the applicant had worked with neighboring property owners, and in their experience, the owners and developers had been very attentive and addressed their issues.

Jeffrey Liebert, 3000 S. Ocean Blvd., asked about the height of the existing and new buildings. Mr. Murphy responded.

Bob Cipro, 3030 S. Ocean Blvd., stated that the units are currently rental units and provide services to the surrounding community.

Mr. Phoenix did not like the grass; he said it wouldn't grow in the designated area. He also liked the project's European vibe and agreed with Mr. Karakul's comments. He thought the project was beautiful and just needed some fine-tuning. He felt the color needed further attention.

Ms. Visconti agreed with Mr. Phoenix and felt that the variances should be supported to avoid a very modern, monolithic building. She stated that if the commission chose not to support all the variances, a compromise would be needed, and she noted some possible negotiation points with the applicant.

Ms. Catlin agreed with her colleagues and felt the overall design was successful. She did not feel that the views were inhibited by any great degree from the surrounding buildings. She questioned whether it was possible to scale the project down slightly to reduce the number of variances.

Ms. Connaughton agreed with many of the comments and described the proposal as a lovely project. She commended the applicant for pursuing a strong design vision rather than the path of least resistance. She found Mr. Murphy's explanation regarding the variances helpful and believed eliminating some of them could negatively impact the design. She suggested evaluating the project from a design perspective rather than solely reducing variances, noting that a rigid application of the code to this unique property could compromise design quality. She also supported Mr. Karakul's suggestion to break up portions of the sequence.

Ms. Patterson agreed with previous comments but thought the project was well done.

Ms. Shiverick echoed the commissioners' previous comments. However, she did not support eliminating a unit, noting that doing so would disrupt the continuous row of townhome-style units reminiscent of European streetscapes. She believed maintaining that continuity was important and noted that removing a unit would not eliminate the primary variances being requested. She acknowledged the variance for fill appeared significant, but assumed it was necessary to make the project feasible. She supported the architectural design of the project, noting that extending the Via Mizner style to the south end was a positive feature and that there had been no negative comments regarding the architecture.

Mr. Karakul commended the architect and developer for their commitment to the project. He stated that the proposal was approaching a workable design. He clarified that his earlier comments about open space were intended to suggest the need for visual relief or a break in the massing. He noted that the original sketch may have addressed that concept, but suggested additional arches or setbacks from the water could further enhance the design. Overall, he supported the project.

Chair Smith stated that the project was attractive and praised the developer for hiring a strong architectural firm that captured the spirit of Palm Beach with European influences. However, he felt the project was too large and suggested reducing the scale, including possibly lowering the height to three or four stories. He also requested a color study, questioned site circulation and parking on the narrow street, and expressed concern about the limited green space, including areas for residents such as dog walking. While acknowledging the project's architectural strengths and the additional parking, he concluded that the development would be more successful if it were scaled back significantly.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the demolition of the project. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to defer the project to the March 25, 2026, meeting, to restudy the mass, specifically the height, to restudy the road, and to look for an opportunity to increase the space between the buildings. The motion was carried unanimously, 7-0.

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.

Assistant Director Murphy provided staff comments on the project.

Several members disclosed ex parte communications.

Yusef Dennis of OMA presented the project, which included the landscape plans from Nievera Williams Design. He showed examples of the limestone being proposed for the project. He discussed façade, railing, and wood elements to maximize views and complement the design. Mr. Dennis also discussed the proposed gates to the project, including loading access points. He stated that all neighbors had reviewed the design and that no issues were raised regarding the gates.

Ms. Visconti asked if the color of the metal screen had been studied. Mr. Dennis said it had been studied and felt it would blend with the building. She asked about the quantity of the plant material. It was mentioned that there would be additional trees rather than simply increasing the size of the existing ones. He noted that some large trees were also added. Mr. Murphy further clarified that there was no increase in the required open space percentage.

Mr. Sammons asked whether landscaping beyond the dune line was being counted toward the project's required planting area, and Mr. Dennis confirmed that beach and dune plantings were not included in the landscape calculations. Mr. Sammons noted that the rendering appeared to show dense landscaping extending toward the sand line, unlike the surrounding properties, which primarily feature native dune vegetation such as Seagrape. Mr. Dennis clarified that appropriate dune species, including Seagrape and coconut palms, were intended and acknowledged that the rendering may have been misleading. Mr. Sammons also inquired about the mechanical equipment screen, and Mr. Dennis explained it would extend approximately 11 feet 6 inches above the roof. Mr. Sammons observed that the screening height effectively added the equivalent of another story to the building.

Mr. Karakul wondered whether screen designs other than the chosen one had been studied. Mr. Dennis said they chose the one that felt most appropriate. He stated they were trying to balance shielding the equipment without the screening feeling too solid. Mr. Karakul thought the screening should be further studied.

Ms. Visconti asked whether any mechanical equipment could be placed on the ground and screened within the landscape rather than on the roof. Mr. Dennis responded that this option had

been considered, but the limited open space on the site and the equipment requirements made ground placement difficult. Mr. Dennis added that the cooling towers, which represent the largest equipment and primarily drive the height and bulk of the rooftop screening, would need to remain on the roof.

Mr. Phoenix asked about the screening and the color, in conjunction with the stone color. He also asked about the gate, for which an image was unavailable. He asked what the proposed material for the gate was, and Mr. Dennis said it would be wood. Mr. Phoenix also asked if the railing would be changed. Mr. Dennis said the owner's preference was the ship railing.

Ms. Visconti asked why the stone was being honeycombed instead of mechanically attached. Mr. Dennis explained the feature.

Ms. Shiverick asked about the height of the mechanical screening; Mr. Dennis stated it was 11'6" off the roof to screen the equipment. Ms. Shiverick asked if there were any precedent images of screening that could be studied.

Keith Spina of Spina O'Rourke + Partners explained that while the proposed mechanical screening material may not have direct precedent in Palm Beach, their firm has designed numerous screening systems in the Town. Through those experiences, they learned that requiring screen walls to match the height of the equipment can make buildings appear larger, so in some cases, the Town approved lower or more open screening to reduce visual bulk. He noted that multiple options were studied, including louvers, stone, stucco, and metal, and determined that the proposed open screening system, with carefully considered spacing and color, would visually recede and avoid making the building appear taller or adding another perceived story. They noted similar systems have been used on larger buildings in West Palm Beach and concluded that the design provides effective screening while minimizing visual impact on the architecture.

Chair Smith objected to the proposed mechanical screening, stating it would likely be visible from the street because the rendering shown was from a lower-beach perspective, and he believed the height was excessive. While the applicant noted that the Town Council had approved a variance for the rooftop equipment and Mr. Murphy confirmed that staff reports included details about the equipment and screening wall, Chair Smith remained concerned. He also questioned the durability of the proposed stone cladding system, which the applicant described as aluminum-honeycomb-backed stone panels attached to a stainless-steel support system, raising concerns about material compatibility and long-term performance in the coastal environment. Citing past failures of limestone clip systems, he cautioned that sealed systems could deteriorate over time and advised careful consideration of materials and engineering due to harsh oceanfront conditions. He also expressed concern that the proposed wood railing would pose significant maintenance issues and may be inappropriate for the location, and that the stone composite system should be carefully reviewed.

Ms. Catlin asked whether the applicant had provided views showing what the mechanical screening would look like from A1A or from the beach. She stated that these perspectives were important given the building's height and setbacks and wanted to understand what the public would see when driving along the roadway or walking on the beach. Mr. Dennis responded that those specific views were not currently shown, but noted that a line-of-sight study had been prepared previously and stated they would be willing to provide additional perspective views.

Mr. Sammons requested information on the cooling load required for the project and asked how it compared to that of a typical masonry building. He also asked whether the mechanical equipment could be located in the basement. The applicant responded that mechanical equipment could not be placed in the basement because it is below the floodplain. The applicant noted that while some equipment could potentially be located on the first floor, much of it, particularly the cooling towers, would require air exposure and therefore could not practically be enclosed within the building. The applicant added that placing standalone equipment elsewhere on the site would further reduce open space, which they were already trying to preserve to meet code requirements.

A neighbor at 2770 S. Ocean Blvd. stated that they approved the project and were eager to see it move forward.

Ms. Visconti expressed concern that the landscape plan may be overplanted, noting that adding trees simply to increase percentages could create maintenance issues and detract from the design intent. She suggested maintaining the original concept and avoiding unnecessary additional plantings. She also noted that she would prefer the mechanical equipment screening to look more like a penthouse than a stainless steel structure on top of the building. She suggested looking into different materials. She felt that no one wanted to see stainless steel atop this stone building. Ms. Visconti also found the proposed railing designs unsuccessful, particularly the glass-and-wood combination, and suggested that the applicant reconsider their approach. Shye recommended starting fresh with new concepts and indicated that a more traditional Palm Beach-style picket railing could be an appropriate starting point. In addition, she noted concerns about long-term maintenance, especially with glass railings, and stated that without a clear maintenance plan, such materials would likely not be supported.

Mr. Karakul disagreed with the railings; he thought the glass railings with wood caps were distinctive, and while it was a commitment, he believed the caliber of the building would absorb it. He acknowledged that the mechanical area screening was still a concern.

Mr. Sammons asked about the source of the thermally modified teak referenced in the materials. He commented that the site functions as an object building with limited meaningful outdoor space, noting that much of the surrounding area appears to be residual space rather than intentional outdoor rooms. Mr. Sammons also expressed concern about the use of thin, hung stone panels, stating that traditional stone construction is typically thicker and load-bearing, and questioned the long-term durability of attaching thin stone to an aluminum backing system. He cautioned that such materials may not perform well over time and emphasized the importance of durable detailing for a building intended to last many years.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the railings and landscape plans with the condition that the size of the material is increased by 10%, as well as the following items returned to the March 25, 2026, meeting: the mechanical screening, the gates, and the stone material.

There was additional discussion about the mechanical screening material. The commissioners wanted the design to prevent the equipment from being visible through the openings, and they

desired a color and finish that would complement the building materials and avoid glare from the sun.

The motion was carried 6-1, with Mr. Sammons dissenting.

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 Town Council upholding the applicant's appeal of the administrative determination regarding the current configuration of the parcel. The Town Council shall review the application with respect to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Yianni Varnava of Varnava Design Studio presented the project's architectural plans.

Ms. Connaughton asked about the window and door head heights on the second floor. Mr. Varnava said they are 7'6". Ms. Connaughton then asked about a slab for the roof, behind the choice of metal trusses. Mr. Varnava responded.

Ms. Shiverick asked if there was room for sconces on either side of the front door. Mr. Varnava said not on the side, but there was a ceiling-mount fixture. He said it may be possible to introduce wall sconces if the ceiling mount is not acceptable.

Ms. Georgas did not remember the light above the front door. She preferred a sconce.

Mr. Sammons asked how the windows behind the balcony on the recessed side elevation would be installed and whether they could be properly centered from both the interior and the exterior, suggesting possible adjustments to the wall or post configuration to improve the exterior alignment. He also asked about the fluting detail on the eyebrow and whether it could project more, to which Mr. Varnava responded that the arch could be exaggerated. Mr. Sammons further asked whether the design team had considered adjusting the design across multiple floors rather than only the ground floor, and Mr. Varnava explained that they had considered that approach but were trying to maintain balanced proportions for the small home.

Mr. Phoenix thought the home was very charming. He followed up on Mr. Sammon's comments and stated that he liked the fluting on the embellishment but wondered if it could be a little larger. He felt the sconces were a little skinny on top, flanking the balcony. Mr. Varnava noted that the sconce is larger than it appears in the rendering. Mr. Phoenix also thought a lighter color on the door would make a big difference. He suggested more of a raised panel in a similar shape to the gates.

Mr. Sammons asked about the materials. Mr. Varnava said the stoop was made of coral stone, and the driveway was made of granite.

Ms. Visconti asked if the coral cobble could be used instead of granite. Mr. Varnava confirmed, adding that he would inquire with the landscape architects since they could not attend the meeting.

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

Chair Smith felt the sconces were too tight and appeared cramped into the space. He suggested a recessed high hat, so the fixture isn't visible.

Ms. Connaughton expressed support for the project and felt the reduction in scale was beneficial, but noted that removing space only from the first floor made the façade appear top-heavy and still too tall for a home of this size. She suggested reducing the second-floor height and possibly swapping the master closet and laundry room to improve the streetscape. She also questioned whether the entryway needed more structural presence, noting the beam above the front door appeared shallow, and the height difference in that area was noticeable. Mr. Sammons agreed, suggesting the entry porch could be lower, the bands above the lintel more differentiated, and the windows shifted closer to the center.

Chair Smith felt the fluting should create a more pronounced eyebrow.

Mr. Phoenix commented on the freeze regarding the projection; he wondered whether incorporating some embellishment around the front door and adding a panel below the center window above the front door would add anything. He also thought the front door should be changed because the brown seemed too heavy.

Ms. Patterson agreed with the other commissioner's comments. She thought a pecky Cypress door with a weathered finish would add softness to the façade. She also agreed with Ms. Visconti's idea that using some type of coral stone would improve the project.

Ms. Connaughton reiterated Mr. Sammons's comments about the west side on the front façade and the secondary bay.

No members disclosed ex parte communications.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve with the following conditions: restudying the height of the first and second floors, adjust the frieze to have a deeper undulation, removing the projection, changing the front door light to a recessed light, restudying the front door, restudying the sconces on each side of the balcony doors, adjusting the balcony door to center it on the interior space, restudying the bay window on the front elevation, with all elements to the return for a staff review in coordination with the Chair. The motion was carried unanimously, 7-0.

**Chair Smith took a moment to thank Ms. Betsy Shiverick for all of her dedicated service to the Town of Palm Beach, noting that she had dedicated the last ten years to service on the Architectural Review Commission.*

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.

Mr. Falco provided staff comments on the project.

Ms. Catlin and Mr. Karakul disclosed ex parte communications.

Michael Perry of MP Design and Architecture presented the project's architectural plans.

Mr. Sammons asked about the width of the front door, and Mr. Perry responded. He then asked how the bay windows' width compared to the other windows, and Mr. Perry provided the measurements. Mr. Sammons noted the proportions appeared slightly different, to which Mr. Perry replied they could be adjusted. Mr. Sammons also asked how the door would be detailed. Mr. Perry provided further explanation.

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

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project, as presented. The motion was carried 5-2, with Mr. Sammons and Ms. Connaughton dissenting.

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Andre Paradelo, of Paradelo Burgess Design Studio, presented the project details. He noted that the synthetic grass had been reduced by 2,000 square feet from its previous size.

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

Ms. Sammons commented that introducing curved elements into the design made the layout appear more natural. He noted that the previous version seemed more linear, whereas the curves improved the overall aesthetic. He thought the revisions were a significant improvement, and he was pleased to see plantings incorporated into the design again.

Ms. Catlin thought the applicant had done a good job incorporating additional natural plantings into the design. She noted the area is not visible from the street and, based on personal experience walking there regularly, did not understand the objection. Ms. Catlin also noted that if the issue continues to come before the board, clear guidelines should be established regarding artificial turf materials, commenting that its use is likely to become more common in the future and should be addressed through defined standards.

Ms. Visconti thought it was important to remove the artificial turf from the front yard.

Ms. Patterson liked the presentation and agreed with Ms. Catlin that rules are needed to govern the placement of artificial turf.

Ms. Connaughton was not supportive of the use of artificial turf.

Ms. Shiverick agreed with Ms. Connaughton and acknowledged improvement in the amount of turf proposed, and she also thought it was important to be understanding regarding medical conditions. She supported getting some guidelines in place for the use of artificial turf.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project, as presented. The motion was carried 4-3, with Mr. Smith, Mr. Sammons, and Ms. Connaughton dissenting.

A motion was made by Ms. Catlin and seconded by Mr. Sammons that the implementation of the proposed variance will not cause a negative architectural impact to the subject property. The motion was carried 4-3, with Mr. Smith, Ms. Visconti, and Ms. Connaughton dissenting.

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.

Attorney Maura Ziska stated there was a change to the plans. She added that the architect would send a new notice regarding the change and requested a deferral to the March 25, 2026, meeting.

Several members disclosed ex parte communications.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to defer the project to the March 25, 2026, meeting, at the applicant's request. The motion was carried unanimously, 7-0.

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.*

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

John Lang of Lang Design Group stated that he was requesting a deferral on behalf of the applicant.

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

A motion was made by Ms. Visconti and seconded by Ms. Catlin to defer the project to the April 29, 2026, meeting at the applicant's request. The motion was carried unanimously, 7-0.

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.*

Please note: This item was deferred to March 25, 2026, at the approval of the agenda.

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 with respect 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.***

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.*

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

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.*

****Note: This item was deferred to the meeting on April 22, 2026, at the approval of the agenda.***

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Maura Ziska announced that the applicant was withdrawing the variance request.

Michael Perry of MP Design and Architecture presented the project's architectural plans. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

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

Ms. Connaughton asked whether the proportions of the divided light on the south façade had been finalized, noting they appeared more horizontal and did not match those of the other windows on the house. Mr. Perry said they should match and that he would make that adjustment. Ms. Connaughton asked about the garage's height, to which Mr. Perry responded. He noted that the garage floor had been lowered.

Mr. Phoenix commented that there were no muttons in the French doors, and he asked why. Mr. Perry said they are the same as what is in the rear of the property. He confirmed the sconces flanking the front door.

Ms. Catlin asked where the hardscape would be removed, and Mr. Nievera showed an illustration and explained where paving would be removed.

Mr. Sammons asked about the size of the curb cut, and Mr. Perry responded fourteen feet.

Ms. Visconti asked whether the proposed hedge would be squared, noting that the applicant's hedge appeared squared while the neighboring hedge was more natural. She also asked whether the trees shown in the elevation accurately reflected their actual sizes, suggesting that the Geiger tree in the front may appear smaller in the drawing than it would in reality. Mr. Nievera confirmed the tree shown was a white Geiger located on the far left.

Ms. Patterson agreed with the comments made regarding the windows.

Mr. Sammons stated that the project was lovely, modest, and an improvement.

Ms. Georgas liked the project and stated that the new garage lines up with the neighbor's front door on Jamaica.

Ms. Connaughton thought the garage was too tall.

Mr. Karakul liked the project and felt it was well done with the refinements made.

There was additional discussion about lowering the garage to be in proportion with the house's first-floor height.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to approve the project, with the following conditions: the side door and windows be adjusted to match the front façade in design and placement, the garage height is lowered by approximately 2 feet, and the driveway turnaround and the small terrace at the front entrance be reduced in an amount that will eliminate the variance. The motion was carried unanimously, 7-0.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications. *Please note: Ms. Visconti declared a conflict of interest and left the dais during the discussion.*

Pat Segraves of SKA Architect + Planner presented the project's architectural plans. Jorge Sanchez of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the design acknowledged the property's corner location and its alignment with the road coming from the ocean. Mr. Sanchez responded that the design intentionally addressed traffic and noise by locating the garage and service areas on that side of the property, allowing the primary living spaces to be positioned farther away from the roadway.

Ms. Catlin asked about the landscaping in the portion of the property where the circular drive exists. She said that any potentially parked vehicles need to be screened. Mr. Sanchez responded. Ms. Catlin asked for additional landscaping. She also noted that there was too much bulk facing Onondaga. She thought it would be better if the house on the property could be flipped to allow more one-story homes on Onondaga. Mr. Segraves noted that there was approximately the same width of single-story as two-story portions of the home. Ms. Catlin said the way the house sits on the lot makes it appear like a box, with a garage on one side and a cabana on the other, and that it is too voluminous.

Ms. Connaughton asked about the location of the cabana. Mr. Segraves provided information about the cabana and said there would be a gate, and as the family grows, the area may be used for family gatherings. The idea would be to have room for the children to play and enjoy the yard without having an extra pool.

Ms. Patterson asked for an image to show the proximity between the main house and the sister house. Mr. Seagaves showed the relationship between the proposed house and the adjacent Costello residence, noting the location of the neighboring pool that would be used. The applicant explained the intent to install a gate between the two properties to allow access to the pool while keeping the parcels separate, emphasizing that there were no plans to merge the properties.

Ms. Shiverick asked why the chimney was located on the street side, and Mr. Segraves said it would be a public gas fireplace with an open-air cabana for entertainment. It would be connected to the house via a walkway, approximately 10 feet away. Ms. Shiverick questioned the color of the shutters, noting it was very similar to the home across the street. Mr. Segraves said he had

discussed the colors with the property owners. She wondered if the chimney and the cabana could be relocated. Mr. Sanchez responded.

Mr. Smith wondered whether the applicant would be willing to consider the house in unpainted brick, which he believed would be more charming. Mr. Segraves was willing to consider it. Mr. Smith also felt that the landscaping was lacking, and it was noted that the idea was to maximize the space and provide an area for children to play.

Ms. Patterson liked the idea of brick and additional landscaping. He felt the house was too fat, stretched out, and felt like a spec house.

Mr. Sammons did not know why a symmetrical house was being placed on the corner. He explained his thoughts about the project.

Ms. Georgas liked the project and thought the applicant had done a great job.

Mr. Phoenix liked the idea of brick and did not object to the chimney on the front façade. He thought it was a nice house. He also suggested changing the shutters' color.

Ms. Connaughton loved the street-facing cabana with the chimney. She thought it brought interest to the structure. She agreed that it felt symmetrical and like it should be on an interior lot. In addition, she felt that the second-story height was too much.

Ms. Catlin did not think the house was well-suited to the lot. She felt the design could be more creative.

Ms. Shiverick agreed and thought the house was cute but could be more interesting.

Mr. Sammons thought the brick was charming, and he was not offended by the design.

Mr. Karakul thought there was a landscaping issue along North Ocean that could be much more interesting.

Chair Smith called for public comment.

Nina and Mark Magowan, 202 Onondaga Avenue, shared their opinion of the project. They objected to the size, the landscaping, and the street-facing chimney. Mr. Magowan said a Magnolia is a slow-growing tree and recommended relocating the chimney to the west side of the cabana.

Sean Heyniger, 220 Onondaga Avenue, thought the house was beautiful, and he appreciated the owner's efforts. He mentioned the home's height and noted the large difference in elevation between the homes on the north and south sides of the streets.

Maria Drelich, 215 Onondaga Ave., shared her opinion about the house's size and agreed with her neighbors. Ms. Drelich also noted that no one had spoken to her about the project, even though she is an adjacent neighbor.

Paul and Heidi Nichini, 218 Debra Lane, were present to support the project. Ms. Nichini stated that redevelopment is an investment in the community, and she supported the project.

Jane Lindsay-Scott, 210 Manana Lane, shared her sentiments about the house. She said the owners had done a good job of coming up with a plan that fit on the street, and she felt most neighbors were supportive of the property.

Ms. Magowan stated that landscaping could muffle sound, and she also noted that there is no noise from either of the adjacent roadways.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the request to March 25, 2026, considering all the commissioners' comments on landscaping, placement, and style of the home. The motion was carried unanimously, 7-0.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Greg Bonner of B1 Architect presented the project's architectural plans. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons did not understand opening the house up more to the view, reducing the height of the windows and arches. He also said the garden front facing North Ocean is well done. He wondered why a second front door was being added. Mr. Bonner responded.

Mr. Phoenix asked whether larger clear windows without muntins had been considered. Mr. Bonner said it was considered but not desired. Mr. Phoenix asked if a different light fixture could be considered; Mr. Bonner said yes.

Ms. Catlin stated that she did not dislike the new design and acknowledged that the previous design, while dated, had some positive qualities. She asked Mr. Bonner to revisit the motor court side of the property and clarify what was being proposed compared to the existing condition, particularly regarding the stairs. Mr. Bonner responded by showing the rendering and explained that the new design includes an entry opening to the motor court with vegetation and flanking stairs on either side leading to the front door.

Ms. Connaughton asked about the window and door height, and Mr. Bonner said the height was being reduced from approximately 12'6" to 9 feet. Ms. Connaughton asked whether turf was proposed on the driveway, noting it appeared differently in the rendering than the surrounding grass. Mr. Mizell clarified that it was not turf but a groundcover, which is very low-growing and

used because traditional grass would not be durable in that location. She also asked about the grade. Mr. Bonner noted that the grade next to the neighbor is not being changed.

Mr. Karakul asked Ms. Connaughton's inquiry regarding the ocean façade again, noting that, with the same parapets and lines retained, the windows seemed short. He thought that it should be studied more. Mr. Bonner agreed to restudy.

Ms. Shiverick asked what type of wood the windows were made of. Mr. Bonner said it is teak.

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

Mr. Phoenix did not care for the overall color palette, and the windows on the north elevation seemed too small. He thought it was a great house that could be restudied and improved.

Mr. Sammons praised the relocation of the entry access and the way the design addressed the site's grade with the pool and stairs. However, he felt the proposal retained some weaker elements of the existing house, particularly the cornice detail, and suggested replacing it with a more properly proportioned design. Mr. Sammons also noted that the façade currently appears to have multiple "fronts" and recommended creating a clearer primary entrance. The removal of the existing arches was questioned, as they were considered well-proportioned. He further commented that the strong horizontal emphasis of the glazing conflicted with the overall composition and suggested introducing stronger vertical elements to improve balance.

Ms. Visconti stated that she found the proposed color palette refreshing. However, she agreed with earlier comments regarding the door on the east side, noting it currently reads as a primary entrance. She suggested reducing the emphasis on that entry, noting that it is unlikely to serve as a primary access point from the street. Ms. Visconti also recommended minimizing the hardscape in that area and using grass, with only a small stone landing at the door if needed.

Ms. Connaughton noticed how uncomfortable the entryway felt in relation to the street. She felt the amount of masonry above the shortened openings was too large. She suggested restudying the elevation to make it less confusing. In addition, she felt that the façade looked sparse.

Chair Smith shared Mr. Sammons' sentiments about the front door. He agreed that the amount of masonry on top of the openings was too much, and he thought the cornice was hideous.

Mr. Phoenix had concerns about the entrance off North Ocean. He also felt there were other opportunities for improvement. He agreed with the comments about the masonry and cornice.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project to March 25, 2026, for a restudy of the cornice, masonry above the existing windows, fenestration, and hardscape on the east side. The motion was carried unanimously, 7-0.

Please note: Ms. Visconti left the meeting at 4:39 PM.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to modify the agenda to hear 333 Sunset Avenue before 1519 N. Ocean Way. The motion was carried unanimously, 7-0.

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Maura Ziska, on behalf of the applicant, explained the project and advocated a positive recommendation to the Town Council. Brian Kilmurray, representing ownership at 333 Sunset Avenue, responded that the sidewalk was not part of the property line and the proposed setback should reflect from the property line, which is approximately 8'7", and the pre-existing sign was not at that location. Setting the sign back as proposed would allow for visibility from Sunset.

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

There was some discussion about the sign's appearance. The commissioners were not pleased with the sign's appearance or the lettering.

Ms. Catlin would have liked to see a rendering, although she has no problem with the sign's size, angle, or location. Overall, she did not find the proposed sign offensive, although she felt the lettering should be closer to the slab.

Mr. Phoenix thought the sign needed to be adjusted, and he did not care for the font.

Mr. Sammons said the building is very nice, but the sign does not match its character.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to defer the project for a restudy, including the entrance and exit signage, to the March 25, 2026, meeting. The motion was carried unanimously, 7-0.

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Patrick Segraves of SKA Architect + Planner presented the project's architectural plans. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons questioned the thin columns supporting the arches on the existing round tower, noting they appeared inadequate for the mass above. Mr. Sammons also asked about changes to the entry bay and roof areas; Mr. Segraves explained that the structure largely remains the same and that the design mainly removed an existing lean-to roof while maintaining the two-story configuration. He suggested exploring alternative roof detailing for the new loggias and concluded the proposal was an improvement but could benefit from further refinement.

Ms. Connaughton asked whether the applicant had considered alternatives to the front-facing garage, such as relocating or detaching it from the house. Ms. Segraves explained that the lot is only about 90 feet wide, and the garage is set back approximately 60 feet from the street, making it difficult to relocate the garage while remaining compliant. He noted they had studied several options, including side-entry access and removing the garage entirely, but determined the proposed location would have the least visual impact. He explained that placing the garage toward the motor court would require removing a planned banyan tree, which they wished to preserve. Ultimately, they concluded the proposed location was the least intrusive solution.

Ms. Catlin requested that logistics be moved from N. Lake Way to N. County Road. Mr. Mizell affirmed that it could be done.

Mr. Phoenix had some questions about the chimney, and Mr. Segraves said they could eliminate the chimney. He suggested making the archway more interesting. He also asked about the lantern over the front door and wondered if it could be eliminated. Mr. Phoenix also wondered if the garage could be restudied to be made into a charming separate structure with a connector. Mr. Segraves said the garage was kept small for two cars and is four feet below the house's elevation. He said it is landscaped with a wall in front of it. Mr. Phoenix also suggested a tile pattern different from the proposed gray-and-white checkerboard. He also asked questions about the gate.

Mr. Sammons referred to the side elevation and noted the lean-to loggia, questioning whether it needed to extend fully outward. He suggested a flat roof could be introduced above it and commented that the current design appeared to be a substantial addition. He felt that the house looked fat. He did not favor the three flat roofs.

Ms. Shiverick asked for an additional explanation about the gate. Mr. Segraves said the gate could be removed.

Mr. Karakul asked for an explanation of the railing design. Mr. Segraves explained that simple metal railings are proposed for the balconies and roof areas at the front and rear of the house, as well as for the balcony off the primary bedroom. In contrast, the balcony at the primary bedroom would feature a stone railing to differentiate it from the lighter metal railings used elsewhere.

Mr. Phoenix complimented Mr. Segraves on this project. He thought many details needed further discussion. He felt there was an opportunity to make this look like an old Palm Beach home. He also thought there was room to consider a single pool while embracing the property's landscape. The weak points were the garage and the finishes attached to it, including the gate.

Mr. Sammons asked about adding another bar rather than making the structure fatter. He thought the north end was okay.

Mr. Phoenix wondered whether the new foyer addition to the great room should be pulled slightly away from the corner to better balance the façade and allow the corner detailing to be properly bookended on both sides. He also questioned whether the round element at the second-floor primary suite should be squared off, noting the house already includes multiple turret elements. Additional discussion suggested that simplifying some of these forms could help strengthen the roofline and overall composition, particularly given the number of existing additions to the house.

Ms. Connaughton felt this was a missed opportunity to add program and to think of it more from a site-planning perspective. She felt the garage stood out, noting that the architecture and the spaces being created needed further consideration.

Ms. Catlin stated that many changes had been made, moving the project in the right direction. She thought there was a general feeling that, while some things still needed to be addressed, the project had many positive attributes.

Mr. 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 April 29, 2026, for a restudy in accordance with the commissioners' comments. The motion was carried unanimously, 7-0.

23. ARC-25-0101 240 EL DORADO LN. The applicant, the Sack 2020 Family Trust Agreement dated December 22, 2020 (David Koepfel, 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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the architectural plans proposed for the residence. Mario Nievera of Nievera Williams design presented the landscape and hardscape for the site.

Ms. Georgas confirmed there is only a one-car garage in the plan. Mr. Williams affirmed.

Mr. Phoenix asked if the front door would be metal. He asked to see the rendering and asked if a different configuration could be considered. He also noted that the pediment was large. He asked if it could also be reconsidered.

Mr. Sammons wondered if there was a reason for two complete cornices stacked on top of each other above the front door. Mr. Perry said that it could be lowered. Mr. Sammons liked the door but not the casing.

Ms. Connaughton asked about the detailing on the pediment and felt it needed further study.

Ms. Smith wanted to see the demolition plan for the project.

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

Mr. Karakul said a low profile was retained with a single story. He felt there was nothing objectionable except for the roof.

Ms. Catlin understood and agreed with bringing down and refining the design to make the house fit better. However, she felt it was a good project.

Mr. Sammons thought the bump out in the back could stay. He suggested it was a fine house, but the portico needed to be changed.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project, with the condition that the front portico be restudied and returned to staff for approval in coordination with the chair. The motion was carried 6-1, with Ms. Connaughton dissenting.

A motion was made by Mr. Karakul and seconded by Ms. Catlin to rearrange the agenda so that 315 Chapel Hill is heard before 151 Worth Avenue. The motion was carried unanimously, 7-0.

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Keith Williams of Nievera Williams Design presented the landscape and hardscape for the site. Mr. Phoenix liked the design and was pleased with the new pool location.

Ms. Patterson agreed and thought the pool looked 100% better in its new location. She also felt the entire site looked cleaner and neater.

Ms. Shiverick stated she would miss the scalloped gate because she thought it was interesting and added charm.

Mr. 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 approve the project as presented. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Mr. Phoenix that the implementation of the

proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

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.

Several members disclosed ex parte communications.

Assistant Director James Murphy provided staff comments on the project. He explained what the Town Council had approved regarding this project.

Kyle Fant of Bartholemew + Partners presented the architectural modification proposed for the commercial building. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

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

Mr. Sammons favored the changes. He asked about the arch in the porte cochère and whether it could be revised.

Ms. Connaughton asked about elements shown beneath the arches. The applicant explained these represented awnings in the raised position, intended to visually resemble traditional European-style folding awnings similar to those found on Worth Avenue storefronts. However, they are not necessarily intended to operate as retractable awnings. Ms. Connaughton also asked whether there would be pedestrian access from Peruvian Avenue through the garden area. It was explained that the area is currently gated with a chain-link fence and is not accessible from Peruvian Avenue. Staff indicated that the Town Council would likely not support opening that access, so the area would remain a landscaped green space rather than a retail entry point.

A question was raised about whether the area needed to remain gated and whether a chain-link fence was required. It was clarified that the code does not specifically require a chain-link fence or gate. However, creating a pathway or rear entrance from that area is not contemplated. While the landscaping will be improved, the Fire Marshal requires that all egress be directed to Worth Avenue, so access through the rear area cannot serve as an entry or exit point.

Mr. Phoenix thought this project was an improvement. He asked about having the restaurant open to the garden space.

Attorney Jamie Crowley, on behalf of the applicant, spoke about the outdoor area and the neighbors' wishes.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project, with the condition that the three basket-handle arches be restudied. The motion was carried

unanimously, 7-0.

ANY OTHER BUSINESS

Mr. Karakul suggested forming a small subcommittee with landscape architects and board members to review current information on turf materials, including chemicals and recent changes.

Assistant Town Attorney Francisco noted that the matter falls under the Town Council's authority. She added that the Town is awaiting new FDEP guidelines related to recent legislation, which should provide additional direction soon.

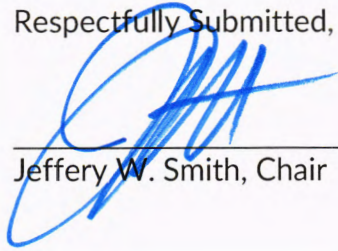
MEETING SCHEDULE

27. The next meeting is scheduled for March 25, 2026

ADJOURNMENT

A motion was made by Mr. Sammons and seconded by Ms. Catlin to adjourn the meeting at 07:08 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,



Jeffery W. Smith, Chair

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Sammons, Richard		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission	
MAILING ADDRESS 455 Worth Avenue		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED February 25, 2026		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Richard Sammons, hereby disclose that on February 25, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

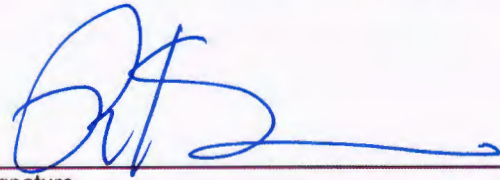
ARC-25-0076

3031 S Ocean Blvd.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2-25-26

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Connaughton, Elizabeth		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission	
MAILING ADDRESS 226 Brazilian Ave., Apt 3C		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED February 25, 2026		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Elizabeth Connaughton, hereby disclose that on February 25, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

ARC-25-0106

259 List Road

Architect on the project

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/25/26.
Date Filed

Elizabeth Connaughton
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Visconti, Claudia		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission	
MAILING ADDRESS 310 Valette Way		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY West Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED February 25, 2026		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Claudia Visconti, hereby disclose that on February 25, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, Jorge Sanchez, SMI Landscape Architecture;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

ARC-25-0088

201 Onondaga Avenue

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

02/25/2026
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.