



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

APRIL 29, 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
Sue Patterson, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Greg Tankersley, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the March 25, 2026, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. ARC-26-0016 (ZON-26-0019) 401 BRAZILIAN AVE. (COMBO) The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for construction of equipment screening wall with a variance for wall height. Town Council shall review the application as it pertains to zoning relief/approval.
3. ARCS-25-1457 548 N COUNTY RD. The applicants, Nelson and Claudia Peltz (Guillen Construction and Remodeling), have filed an application requesting Architectural Commission review and approval for a new French Door and terrace modification including a new railing.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS
5. STAFF

5.1 Public Works Presentation: Sight Triangles and Corner Clips

6. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

7. ARC-24-0090 (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.
8. 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.
9. 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.
10. ARC-25-0088 201 ONONDAGA AVE. The applicant, Castelo Family Trust (Henry Wineman 11, 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.
11. ARC-26-0003 1340 S OCEAN BLVD. The applicant, Greene Family Trust (Ferguson & Shamamian Architects), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence with site wide landscape and hardscape changes.
12. 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.
13. 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. ***This item has been deferred to the May 27, 2026 meeting.***

14. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group}, has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road. ***This item has been withdrawn by the applicant.***
15. ARCS-25-1385 1255 S OCEAN BLVD. The applicant, Thomas Peterffy (Smith and Moore Architects, Inc. Representative), has filed an application requesting Architectural Commission review and approval for the replacement of a loggia with an enlarged loggia conservatory space on the north side of the existing single-family house. ***This item has been withdrawn by the applicant.***

NEW BUSINESS

16. MATTERS PULLED FROM CONSENT AGENDA

17. ARC-26-0004 (ZON-26-0008) 108 EL MIRASOL (COMBO) The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with accessory structures and basement (over 10,000 square feet) with final hardscape, landscape and swimming pool improvements on an ocean-front parcel exceeding 20,000 square feet in the R-B zoning district, with variances requested to exceed the amount of lot fill permitted within the setbacks, special exception for reduced vehicle queueing at the driveway gate, and site plan review for a generator over 100kW. Town Council shall review the application as it pertains to zoning relief/approval.
18. ARC-26-0005 142 CASA BENDITA The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.
19. ARC-26-0009 1072 N OCEAN BLVD. The applicant, Mango Leaf Florida LLC (Dailey Janssen Architects, P.A.), has filed an application requesting Architectural Commission review and approval for renovation of an existing single-family residence with landscape and hardscape modifications.
20. ARC-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.
21. ARC-26-0007 220 WELLS RD. The applicant, 220 Wells Trust (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate and retaining wall.
22. ARC-26-0008 2315 IBIS ISLE RD S. The applicant, Owen & Diana Sanderson (Smith Architectural Group, Inc.), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate.
23. ARC-25-0100 (ZON-25-0085) 2800 S OCEAN BLVD. (COMBO) The applicant, J V Associates PB LLC (Maura Ziska, Authorized Representative), has filed an application requesting ARCOM review and approval for after-the-fact approval for installation of artificial turf as part of a conversion of previously existing tennis courts into pickleball and bocce ball game courts. Town Council shall review the application as it pertains to zoning relief/approval. ***This item has been withdrawn.***

24. ARC-26-0010 217 BAHAMA LANE The applicants, James & Sara McCann (Roger Janssen Architect), have filed an application requesting Architectural Commission review and approval for construction of a previously approved two-story single-family house and associated landscape, hardscape and pool. ***This item has been withdrawn.***

ANY OTHER BUSINESS

MEETING SCHEDULE

25. The next meeting is scheduled for May 27, 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.