



TOWN OF PALM BEACH

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:01 AM in the Town Council Chambers.

Members Present: Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, KT Catlin, Greg Tankersley

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

PLEDGE OF ALLEGIANCE

Mr. Smith led the Pledge of Allegiance.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Mittner called for nominations for the Chair position. One nomination was made for Jeffery Smith. After a final call for nominations, no further nominations were received.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to accept Jeffery Smith as Chair. The motion was carried unanimously, 7-0.

Ms. Mittner called for nominations for the Vice Chair position. One nomination was made for Richard Sammons. After a final call for nominations, no further nominations were received.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to accept Richard Sammons as Vice Chair. The motion was carried unanimously, 7-0.

MINUTES

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

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the minutes of the February 25, 2026, meeting as presented. The motion was carried unanimously, 7-0.

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

2. OFFICIALS

No comments were heard at this time.

3. STAFF

- 3.1 6-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Ms. Mittner explained that the Town Council and the design boards are pursuing zoning updates, including a proposal to allow signage on awning valances, which has historical precedent in Palm Beach. Because the current code prohibits such signage, applicants must seek variances, which requires a hardship and is not the most applicable for this type of request. The proposed amendment would instead allow valance signage, subject to review and approval by the Architectural Commission (ARCOM) or the Landmarks Preservation Commission. She emphasized that this would not increase allowable signage and would remain fully discretionary, with limits on size, placement, and frequency. She indicated that staff was requesting feedback to report back to the Town Council.

Ms. Connaughton asked about the history of why the request required a variance. Mr. Murphy stated that, while historical records are limited, the zoning code has become more restrictive over time and does not specifically address illuminated awnings, meaning they are prohibited unless approved. He noted concerns about potential signage proliferation and emphasized that the Board would review any such requests on a case-by-case basis. Ms. Connaughton stated that if the commissioners reviewed the requests, she would support eliminating the variance request.

Mr. Smith stated that during his tenure, such signage has not been permitted and noted the Playhouse example would not comply with the code due to size and placement. He

acknowledged that while some signage may be appropriate if done tastefully, it should be carefully controlled and reviewed on a case-by-case basis.

Ms. Catlin thought the process could be managed with guardrails and a Commission review.

Mr. Phoenix was not opposed to signage on awnings but thought that the commissioners should review each building, awning, and signage. Ms. Mittner stated that, if the zoning code parameters are met, some building signage is reviewed and approved by staff in coordination with the chair. Ms. Mittner stated that this proposal is for signage on the valance only. Mr. Phoenix wondered why the commission would not review the entire signage package; Ms. Mittner stated that this could be feedback that the staff would provide to the Town Council, but she believed it could be onerous, especially if the applicant met the zoning parameters.

Ms. Georgas wondered if all buildings were grandfathered in with an awning, to which Ms. Mittner stated no. Ms. Georgas stated she favored the idea of the commissions reviewing the entire package. Ms. Mittner stated that if it were a new storefront, the entire package would be reviewed by the commissions.

Ms. Mittner confirmed that the commission's consensus was to move away from the variance process, but raised concerns about potential signage clutter.

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. 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.

Mr. Smith asked Mr. Murphy about the reduction in gross square feet. Mr. Murphy stated that the variance requests have increased due to the reduced lot area resulting from canal excavation. However, he did not have specific figures and suggested that the applicant could provide that information. Mr. Smith asked about the required green space requirement. Mr. Murphy stated that the requirement is 35%, and they are providing 8%, and provided further clarification.

Ms. Catlin asked what variances would be required if they rebuilt the existing structure. Mr. Murphy reviewed the variances required.

Mr. Phoenix asked whether there had been any reduction in variance requests since the last meeting and how many were related to FEMA requirements. Mr. Murphy responded.

**Note: A short break was taken at 9:41 a.m., and the meeting resumed at 9:53 a.m.*

Anne Fairfax of Fairfax and Sammons presented the architectural modifications proposed for the new residences.

Mr. Phoenix wondered whether the triple-opening half wall could be opened or whether it was a private space below. Ms. Fairfax stated that the space overlooked a private pool. Mr. Phoenix asked about the idea of the canal. Ms. Fairfax discussed the idea and noted that it moved the buildings away from the abutting properties.

Ms. Tankersley asked about the ceiling heights in the units. Nick Spanelli of Copperline Partners stated that they varied from the first to the third floors, anywhere from 9 to 11 feet.

Ms. Visconti thanked the architect for the presentation. She stated she was torn between the color choices. She stated she would like to see the addition of vines where possible as the plans continue to develop. She agreed with Mr. Phoenix and thought more openings could be added to the wall with the triple openings in the piazza.

Mr. Phoenix liked the colors and the tiles on the buildings and supported adding vines. He noted that the building was large but thought it resembled a via from Worth Avenue. He acknowledged the design's charm and details and thought it would raise the bar for buildings in the town.

Mr. Smith called for public comment.

Allison Brown, 3000 S. Ocean Blvd., expressed concern that the proposed development remains too large and requires excessive variances, despite prior direction to downsize. She stated that the project is incompatible with Palm Beach's character and urged the Commission to require a more substantially revised proposal.

Jeffrey Persky, Board Member of The Hampton 3100 S. Ocean Blvd., stated that the developer has been responsive to concerns and addressed issues raised by neighboring residents. He expressed support for the project, noting it would be a significant improvement and positive addition to the area.

Judy Regal, 3000 S. Ocean Blvd., expressed concern that the proposed development is too large for the site, despite appearing visually appealing in renderings. She emphasized the importance of evaluating the project in its actual context and raised concerns about functionality, safety, and compatibility with the surrounding area.

Ms. Georgas liked the project and thought the improvements were great. She thought the proposal was a great upgrade for the neighborhood. She preferred the white color for the buildings.

Ms. Patterson thought the proposal was elegant, charming, and unique, and brought a European charm to the design.

Mr. Tankersley thought the site was unique and needed a solution tailored to it. He believed the scale was appropriate for the location, compared to its surroundings. He noted that the building was extending out into the water. He preferred white for the buildings because there were many architectural details.

Ms. Visconti thought the superior details made the design. She asked for confirmation that these would not be eliminated during project budgeting.

Ms. Connaughton agreed with Ms. Visconti and considered that point important. She expressed support for the project, noting the design quality and potential value, while acknowledging concerns about variances and certain elements such as ground-floor height and window-to-wall balance. She indicated that the surrounding context differs from the Town's desired character, but felt the project's distinct architecture is appropriate for the site.

Mr. Karakul expressed support for the project, stating it would be a strong and complementary addition to the area. He noted that the scale is appropriate for the waterfront context and emphasized the importance of maintaining the project's design integrity.

Mr. Smith expressed strong opposition, stating the project remains significantly oversized for the site despite prior direction to reduce its scale. He emphasized that it requires substantial variances, lacks sufficient landscaping, and raises concerns about functionality, parking, and compatibility with the Town's standards. He urged the applicant to significantly reduce the project's size.

Mr. Phoenix acknowledged the project's strong design, developer-driven approach, and size maximization. He cautioned that cost considerations could impact material quality, while recognizing that the site is unique and difficult to compare.

Mr. Karakul expressed support, stating the site's unique location presents an opportunity for a significant, signature project. He emphasized the importance of quality execution and felt the development could be a strong addition to the South End.

Ms. Georgas stated that the project is appropriate for the South End's more urban character and described it as a well-designed development, emphasizing the importance of maintaining its quality.

A discussion ensued about the proposed development.

A motion was made by Ms. Patterson and seconded by Ms. Connaughton to approve the project as presented. The motion was carried 6-1, with Mr. Smith dissenting.

A motion was made by Ms. Connaughton 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 6-1, with Mr. Smith dissenting.

Mr. Murphy asked for clarification on the first motion. He asked Ms. Patterson whether her motion was to approve the all-white color scheme, to which she replied that it was.

6. 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.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Greg Bonner of B1 Architect presented the architectural modifications for the proposed residence, and Dustin Mizell of Environment Design Group presented the landscape and hardscape modifications for the site.

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

Ms. Visconti asked about the previous window color, to which Mr. Bonner responded. Ms. Visconti wondered if a bronze window had been considered. Mr. Bonner stated he had not considered bronze.

Ms. Georgas asked about the proposed sliders. Mr. Bonner described the changes.

Mr. Sammons questioned several design changes, including the shift from a traditional vertical layout and single entry to dual doors, as well as the simplification of the cornice. He expressed concern that these changes reduced architectural depth and visual interest by diminishing shadow and detail.

Mr. Phoenix asked further about the window color and the change to the sliders. Mr. Bonner explained that sliders were selected over French doors due to ocean winds, noting concerns about doors slamming and the practicality of sliding systems. Mr. Phoenix asked about alternative design options, including using a fixed window instead of a slider and adding embellishment to the parapet. Mr. Bonner responded that the design aimed to maximize transparency and that additional detailing was considered but deemed too heavy, as they sought to balance glazing and masonry. Mr. Phoenix asked about the location of the pedestrian gate and whether any more trees were being planted in the front yard. He was told no more trees were proposed.

Mr. Tankersley asked about the difference between the materials they were given to prepare for the meeting and the new items presented to them. Mr. Falco provided clarification.

Ms. Connaughton asked to see the newly proposed front facade in elevation, including the alignments and openings. Mr. Bonner stated he had not provided the elevation changes, but reviewed the heights of the openings with Ms. Connaughton.

Mr. Sammons expressed strong concern that recent design changes have diminished the project's proportions and architectural quality. He criticized the shift from vertical to horizontal elements, the simplification of the cornice, and the loss of visual clarity, emphasizing a preference for traditional vertical design and more appropriate detailing.

Mr. Phoenix expressed dislike of the current window and slider design, suggesting a shift toward more traditional elements, such as French doors, bronze detailing, and added parapet embellishment, to achieve a more classic, villa-style appearance.

Ms. Patterson supported replacing sliders with more traditional elements and favored bronze window treatments to enhance depth and visual appeal.

Mr. Tankersley stated that the revised design lacks refinement, noting that the cornice appears too simplistic and that the shift away from vertical elements has diminished the building's proportions. He recommended restoring verticality and enhancing architectural detail.

Ms. Connaughton expressed concern that the design lacks clarity and cohesion, and recommended using architectural precedents to guide revisions. She emphasized the importance of proper center composition, greater verticality, and enhanced detailing, and generally preferred French doors over sliders while acknowledging some flexibility.

Ms. Georgas suggested enhancing the landscaping, noting it appears somewhat sparse, and recommended adding additional palm trees to create a warmer appearance.

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

Ms. Connaughton supported the white windows.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to defer the project to the April 29, 2026, meeting. The motion was carried unanimously, 7-0.

7. 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.

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

Attorney Maura Ziska, on behalf of the applicant, presented the proposed signage for the building.

Ms. Tankersley asked if the font shown was the proposed font. Ms. Ziska provided confirmation.

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

A motion was made by Ms. Patterson and seconded by Mr. Phoenix to approve the project as presented. The motion was carried 6-1, with Ms. Connaughton dissenting.

A motion was made by Mr. Phoenix and seconded by Ms. Patterson 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.

8. 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.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Jerome Baumoehl of Jerome Baumoehl Architect presented the architectural modifications for the commercial space. He indicated that a third storefront was added.

Mr. Sammons discussed the width of the fluted columns with Mr. Baumoehl. Mr. Sammons did not want the fluted column to run into the frieze.

Mr. Smith thought the awnings should be reduced so they cover only the glass between the columns.

Ms. Georgas asked about the sizes of the original and proposed spaces. Mr. Baumoehl responded.

Mr. Tankersley asked about the width of the front doors. Mr. Baumoehl responded. Mr. Tankersley thought that if the columns were revised, as suggested by Mr. Sammons, the doors might need to be wider. Mr. Tankersley wondered why two doors were proposed. Mr. Baumoehl responded.

Mr. Phoenix wondered if the applicant would consider a single front door. Mr. Baumoehl stated he would need to ask the applicant. Mr. Phoenix asked about the new stucco column at the end of the storefront.

Ms. Connaughton asked if the original structure would be retained. Mr. Baumoehl responded. Ms. Connaughton agreed with Mr. Tankersley about the front door; she thought it felt wide.

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

Mr. Phoenix commented that the proposed entry doors appear too wide and suggested a single door may be more appropriate. He also noted concerns about excessive glazing but expressed support for restoring the building closer to its original design.

Ms. Patterson agreed with prior comments, noting that the entry doors appear overly wide and

supporting the addition of a column to improve the design. She also expressed a preference for bronze finishes, noted some concern about reflectivity, and indicated that the design is an improvement over the previous version.

Mr. Baumoehl stated he could ask his client if they would support a single door. The commissioners asked to include sidelights with the single door.

Mr. Tankersley expressed concern that the double-entry doors were overly wide and inappropriate, recommending a single door with sidelights instead. He also raised a question about the appropriateness of the awning color while noting overall support for the building's architecture.

Ms. Connaughton agreed that the entry design and awnings need refinement. She noted that while she finds the orange awning appealing, she understands why it may be viewed as too bold. Ms. Connaughton stated she would not support the project, expressing concern about consolidating multiple storefronts, though she acknowledged the design is well done.

Town Attorney Francisco reminded the Commission to keep comments focused on the specific application and avoid broader, general discussions beyond the scope of the item under review.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project with the following conditions: the awnings shall be reduced to cover the glass openings in between columns, the main door shall be reduced to a single door with two sidelights, revise the fluting of the columns, and reconsider the finish of the main door, and any changes to the finishes to be approved by the staff in coordination with the chair. The motion was carried 6-1, with Ms. Connaughton dissenting.

9. 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.

Messrs. Phoenix and Karakul disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Daniel Kahan of Smith and Moore Architects presented the architectural modifications proposed for the new loggia.

Mr. Sammons expressed concern that revisions have diminished the façade's rhythm and balance, noting the loss of a previously stronger composition. He questioned the proportional relationship to the adjacent structure and emphasized the importance of maintaining a clear hierarchy and articulation between the two primary façades.

Mr. Tankersley asked about the glass in the hyphenated space and the details of the column. Mr. Kahan responded and further explained the design.

Ms. Connaughton asked about the loggia's design and the proposed bays. Mr. Kahan responded and further explained the design.

Mr. Smith took issue with the treillage being added to a stone building. Mr. Kahan stated he studied the issue and would be willing to remove the detail from the exterior.

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

Ms. Connaughton commented that while both façades are individually attractive, their relationship is somewhat confusing. She also noted that the use of treillage on a stone building is unusual, though visually interesting.

Mr. Karakul stated that the revisions have improved the design, noting the addition of the hyphen and the limited visibility from the road. He emphasized the importance of how the space functions and feels from the interior, expressing that the project is moving in the right direction.

Ms. Patterson expressed concern that the structure feels out of scale with the house and that the ornamentation is not fully resolved. She noted that it appears more aligned with the central portion than with the ends and questioned the overall balance.

Mr. Tankersley stated that the detailing is strong and that the connector helps reduce massing, but suggested adding divisions to the glass to match the house better. He also questioned the use of fully retractable openings, recommending retaining transoms to avoid large, empty openings.

Mr. Phoenix commented that the design is visually appealing and includes attractive detailing, but noted it appears more refined than the existing house. He suggested improving cohesion, particularly by adjusting the color, and expressed concern that the current exterior color is too bold.

Ms. Visconti stated that the lattice design is successful when the doors are removed, but becomes confusing when combined with them. She supported the stone lattice aesthetic and suggested removing the finials to reduce the structure's perceived scale.

Ms. Patterson suggested further separating the structure from the house to emphasize it as a distinct element rather than trying to match it. She supported the stone lattice concept and felt a more independent design approach could be successful.

Mr. Sammons noted that while the structure is relatively small in scale, he has several design concerns. He recommended refining the hyphen connection using elements from the existing building, retaining fixed transoms, and reconsidering the proportions and concept, stating the design has lost some of its original clarity and rhythm.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton to defer the project to the April 29, 2026, meeting for a restudy of the following items: the proportion of the room compared to the adjacent room, the hyphen, and fenestration. The motion was carried unanimously, 7-0.

10. 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. *This item has been deferred to the April 29, 2026, meeting.*

Please note: This item was deferred to April 29, 2026, upon the approval of the agenda.

11. 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 April 29, 2026, meeting.*

Please note: This item was deferred to April 29, 2026, upon the approval of the agenda.

12. 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. *This item has been deferred to the April 29, 2026, meeting.*

Please note: This item was deferred to April 29, 2026, upon the approval of the agenda.

13. ARC-25-0050 (ZON-25-0049) 180 ROYAL PALM WAY, 301-309 S COUNTY RD AND 155-7 BRAZILIAN AVE. (COMBO) The applicant, FG Palm Beach Fund LLC and EYE MAN Limited Partnership & TAU Mid Partnership LLP, has filed an application requesting Architectural Commission review and approval for the renovation and exterior alterations to façades of the existing three-story office bank building and the conversion of two floors into residential use; the demolition of existing parking lots and the construction of a new second floor addition with second floor residences, to an existing one-story commercial building at 301 S County Road and demolition and new buildings on Brazilian Ave including on-site parking, site plan and landscape change, including variances to exceed maximum building length, floor area, and reduced drive aisle widths. The Town Council shall review the application as it pertains to zoning relief/approval. *This item has been withdrawn by the applicant.*

Please note: This item was withdrawn upon the approval of the agenda.

14. 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 application has been withdrawn by the applicant.*

Please note: This item was withdrawn upon the approval of the agenda.

NEW BUSINESS

15. ARC-26-0002 (ZON-26-0007) 3456-3460 S OCEAN BLVD. (COMBO) The applicant, Claridges I & II Condominiums (Maria Widmaier, President & Jamie Gavigan, Representative), has filed an application requesting Architectural Commission retrospective review and approval for the installation of rooftop cooling towers at Claridges I (3456 S Ocean Blvd) & Claridges II (3460 S Ocean Blvd) condominium buildings, requiring variances to exceed maximum rooftop equipment vertical projection permitted and to forgo required rooftop equipment screening. The Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Ms. Georgas disclosed ex parte communications.

Attorney Jamie Gavigan of Shutts and Bowen, representing the applicant, presented an overview of the project, described the variance requests, and advocated for a positive recommendation to the Town Council. Architect David Miller of David Miller Associates presented the proposed architectural plans for the commercial buildings.

Mr. Smith asked about the existing screening structure. Mr. Miller responded and stated it was a skeleton structure.

Mr. Sammons stated that, based on the diagram, if screening were placed on the existing structure, the mechanical equipment would not be visible from ground level. Mr. Smith pointed out that the applicant is considering views from other apartment units.

Mr. Phoenix sought clarification regarding the proposal, and Mr. Miller confirmed that no screening was proposed.

Ms. Visconti asked about the views of the structure from the Patrician. Mr. Gavigan stated that renderings demonstrate the equipment would not be visible from the right-of-way or ground level, though it may be visible from upper floors of nearby buildings. Ms. Visconti asked about the cost of installing louvers on the existing structure, to which Mr. Gavigan responded.

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

Mr. Sammons thought the proposal was innocuous.

Mr. Phoenix supported the structure being painted. He wondered whether allowing them to avoid screening the structure would set a precedent. He supported screening the structure.

Ms. Georgas commented that the items were not visible from the street. She recommended painting it and added that the screening could also be an eyesore.

Ms. Connaughton recommended painting the structure.

A motion was made by Mr. Phoenix to approve the project, subject to the condition that the equipment be painted and that no screening be required. The motion died for the lack of a second.

A motion was made by Mr. Phoenix and seconded by Ms. Connaughton to approve the project with the following conditions: the equipment shall be painted, and screening of the same color shall be added to the existing structure, which will be approved by the staff in coordination with the chair. The motion was carried unanimously, 7-0.

A motion was made by Ms. Visconti and seconded by Mr. Sammons that the implementation of the proposed variance for the increased height will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

16. 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.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Scott Sottile of Ferguson & Shamamiam Architects presented the proposed architectural modifications for the existing residence. Steve West of Parker Yannette Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the design and configuration of the loggia and related architectural elements. Mr. Sottile clarified details on the loggia and fenestration.

Mr. Phoenix wondered whether the Chippendale railing had been studied. Mr. Sottile stated the feature had not been studied.

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

Mr. Sammons thought the design was good. He questioned the size of the loggia, the fenestration, and the plate glass in the spandrels.

Mr. Tankersley agreed with Mr. Sammons and noted inconsistencies in window proportions on the side and rear elevations and recommended maintaining consistent proportions throughout

the design to align with the front façade.

Mr. Smith expressed concern with the inconsistency in window design, noting that the proposed changes introduce divided lights on the second floor while maintaining larger panes on the first floor, resulting in a lack of cohesion across elevations.

Mr. Phoenix agreed that the window design appears disjointed, particularly with larger panes on the rear elevations. He also noted inconsistencies in architectural elements, including railings, doors, and window styles, and recommended greater overall cohesiveness, while expressing support for improvements to the pool and pavilion areas.

Ms. Connaughton agreed with the concerns about the window design and suggested a more refined, cohesive approach, particularly for the glazing in the dining room, den, and living room. She also recommended further study and simplification of the open spandrel design and noted that the Chippendale railing appears incongruous with the overall architecture.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton to defer the project to the April 29, 2026, meeting. The motion was carried unanimously, 7-0.

17. 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.

When the project was called, there were no representatives for the presentation.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to amend the agenda to postpone this project to the end of the agenda. The motion was carried unanimously, 7-0.

18. ARCS-25-1529 248 SANDPIPER DR. The applicant, Double US Inc (Gunster Representative, Vertesch Landscape Architecture), has filed an application requesting Architectural Commission review and approval for the replacement of a Ficus hedge with a Podocarpus hedge along the west property line.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jack Rice, representing the owner, explained that his client removed an unhealthy ficus hedge without prior approval and is now seeking after-the-fact authorization to replace it with a five- to six-foot podocarpus hedge. He noted that a portion of the hedge had previously been removed and replaced with a masonry wall as part of a neighboring project, and that the current dispute centers on hedge height, with the neighbor requesting a taller buffer. Mr. Rice stated that the proposed height is sufficient given existing walls and landscaping, is consistent with prior approvals, and is not required to be taller under the Code.

Mr. Smith called for public comment.

M. Timothy Hanlon, representing the adjacent neighbor, stated that the previously existing Ficus

hedge was approximately 12 feet in height and provided significant screening. He asserted that its removal without authorization eliminated that buffer and requested that it be replaced at the same height to restore the prior level of screening. Dustin Mizell of Environment Design Group explained that the original site design relied on an existing approximately 12-foot Ficus hedge to provide privacy and buffering between the properties. He stated that, following negotiations with the neighbor, design adjustments were made to preserve the hedge; however, it was subsequently removed, resulting in reduced screening. He noted that the current proposal for a lower hedge does not adequately restore the prior level of privacy and requested that a taller hedge be installed consistent with the previous condition.

William Shankman, owner of 248 Sandpiper Dr., stated that he has not had direct communication with the neighboring property owner and has attempted, unsuccessfully, to resolve the matter collaboratively. He explained that the original hedge deteriorated after the neighboring property owner declined to maintain it, and that its removal and replacement were consistent with prior approvals. He indicated that the proposed five- to six-foot podocarpus hedge, in combination with the existing wall and landscaping, provides adequate screening and is ready for installation.

John Lindgren of Gunster Law Firm stated that approved plans indicate the Ficus hedge was intended to be removed after installation of the wall and new landscaping, noting it was only to remain temporarily for construction screening.

Mr. Mizell clarified that the note referencing the removal of the Ficus hedge was from an earlier plan based on the assumption that the hedge was under his client's control. He stated that once it was determined the hedge belonged to the neighboring property, the design was revised, and its removal was no longer proposed.

Mr. Smith stated his opinion that the construction of the wall likely contributed to the deterioration of the neighboring Ficus hedge, noting that such impacts commonly occur due to root disturbance during similar projects.

Ms. Visconti recommended using pleached Green Buttonwood trees for screening both sides of the property.

Mr. Mizell stated that his client agreed to relocate the wall to accommodate the neighboring hedge during prior negotiations, emphasizing that this compromise was a key factor in obtaining project approval.

Mr. Sammons thought that a higher Podocarpus hedge may not be good for the Buttonwood trees on the opposite side of the wall.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to approve the project with a Podocarpus hedge of 6 feet. The motion was carried unanimously, 6-1, with Mr. Sammons dissenting.

19. ARC-26-0001 (ZON-26-0003) 216-218 WORTH AVE. (COMBO) The applicant, Brunello Cucinelli Boutique, has filed an application requesting Architectural

Commission review and approval for exterior façade alterations, including new windows on the second floor. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval. *This application has been withdrawn by the applicant.*

Please note: This item was withdrawn upon the approval of the agenda.

ANY OTHER BUSINESS

At this time, Ms. Mittner noted that the applicant and/or professional were not present for ARCS-25-1457 and 548 N County Road, and asked that it be deferred to the April meeting.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to defer ARCS-25-1457, 548 N County Road, to April 29, 2026. The motion was carried unanimously, 7-0.

Ms. Churney announced that Elizabeth Connaughton declared a conflict of interest for ARC-25-0106, 259 List Road, at the February 25, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Claudia Visconti declared a conflict of interest for ARC-25-0088, 201 Onondaga, at the February 25, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Richard Sammons declared a conflict of interest for ARC-25-0076, 3031 S. Ocean Blvd., at the February 25, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

MEETING SCHEDULE

20. The next meeting will be on April 29, 2026.

ADJOURNMENT

A motion was made by Ms. Patterson and seconded by Mr. Sammons to adjourn the meeting at 01:13 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 <i>Sammons Richard</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Architectural Commission</i>
MAILING ADDRESS <i>455 Worth Ave.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <i>Palm Beach</i>	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY
COUNTY <i>Palm Beach</i>	NAME OF POLITICAL SUBDIVISION: <i>Town of Palm Beach</i>
DATE ON WHICH VOTE OCCURRED <i>March 25, 2026</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> 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, Richard Sammons, hereby disclose that on March 25, 2026:

(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.

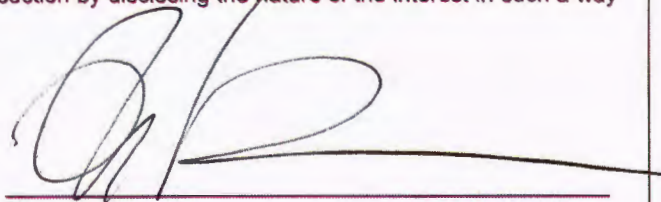
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

ARC-25-0076
3031 S. Ocean Blvd.
Continuing conflict

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.

3-25-26

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.