



# TOWN OF PALM BEACH

## Minutes of the Architectural Commission Meeting Held on April 29, 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, and Town Attorney Lainey Francisco

### PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

### MINUTES

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

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

### APPROVAL OF CONSENT AGENDA

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

2. ARC-26-0016 (ZON-26-0019) 401 BRAZILIAN AVE. (CGM\30) 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**

A motion was made by Ms. Catlin and seconded by Ms. Patterson 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**

### **4. OFFICIALS**

No comments were made at this time.

### **5. STAFF**

#### **5.1 Public Works Presentation: Sight Triangles and Corner Clips**

Adam Kerr of Kimley-Horn provided an overview of updates to the Town's right-of-way manual regarding sight triangles, corner clips, and visibility standards at intersections and driveways. He explained that the changes are intended to improve safety by ensuring clear lines of sight for motorists, pedestrians, and bicyclists, noting that vehicle speed and reaction time require greater visibility than is often assumed. He highlighted that sight triangles are now applied more broadly to both major and minor roads, while smaller corner clips are used at driveways to balance safety with existing landscaping. Additional updates include visibility requirements for stop signs and sidewalk crossings to enhance overall traffic and pedestrian safety.

The Commissioners expressed several concerns regarding the updated right-of-way manual provisions, primarily focusing on a lack of clarity in the presentation, the extent of changes to sight triangle requirements, and the practical impacts on the Town's character and safety. Multiple Commissioners indicated difficulty understanding the differences between existing and updated standards, noting that clearer comparative diagrams and quantitative data would have been helpful. Questions were raised regarding how the standards apply to minor versus major roads, the extent of landscaping restrictions, and whether existing properties would be required to comply. Additional concerns included whether increased visibility could unintentionally encourage higher vehicle speeds and alter the Town's aesthetic character, as well as whether the changes should have received broader public input or stronger enforcement rather than modification.

Mr. Kerr and Town Engineer Craig Hauschild responded, clarifying that the updates are based on established engineering standards and intended to improve safety by ensuring adequate stopping sight distance. They explained that the revisions primarily differentiate between minor and major

roadways, introducing less intrusive sight triangles for minor streets while maintaining safety objectives. They further clarified that the requirements apply within the right-of-way and, in some cases, on private property, but will generally be enforced during new development or redevelopment rather than retroactively. Mr. Kerr also explained technical elements such as allowable landscaping heights, visibility clearances, and the addition of corner clips and sight lines for stop signs and pedestrian areas. They acknowledged the request for clearer visual comparisons and indicated that additional materials could be provided to better illustrate the changes.

## **6. PUBLIC - 3 MINUTE LIMIT**

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

## **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.

No ex parte communications were disclosed.

Assistant Director James Murphy provided staff comments on the project.

Jason Long of OMA presented the architectural plans for the proposed project.

Mr. Sammons questioned whether the proposed gates are consistent with the Town's mandate to maintain charm and character, offering a general observation about preserving those standards.

Mr. Tankersley expressed concern that the gates appear overly tall and lack a human-scale element, creating an unwelcoming appearance.

Mr. Karakul asked questions regarding the width of the proposed gates and driveways, noting that the driveways appear wider than the gates and questioning their scale. Mr. Long explained that the dimensions are designed to accommodate vehicle access, including entry, exit, and maneuvering, with one driveway providing an additional pull-over area for intercom access and vehicle turnaround.

Mr. Smith expressed concern that the rooftop equipment appears excessively large and visually intrusive, questioning its scale and necessity. Mr. Long explained that the equipment is not as tall

as it appears and that its placement on the roof is required due to flood-elevation constraints that limit basement use.

Ms. Connaughton questioned whether alternative mechanical systems could reduce the height and visual impact of the rooftop equipment, particularly the cooling towers. Mr. Long explained that the selected system is the most efficient for a building of this scale and that alternative approaches, such as individual units, would be less practical and more dispersed throughout the building, without reducing overall impact.

Ms. Georgas wondered about the height of the other mechanical equipment on adjacent buildings. Mr. Long did not have that information.

Mr. Karakul complimented the design, noting that the use of a second layer is a thoughtful and effective approach compared to typical single-layer designs.

Ms. Visconti questioned whether varying the height and design of the rooftop screening, rather than maintaining a uniform straight line, could reduce its harsh appearance. Mr. Long responded that the design was intentionally kept simple, with a consistent datum, and explained that varying heights would be difficult due to the equipment layout, which limits opportunities to lower portions without exposing mechanical elements.

Keith Spina of Spina O'Rourke Architects explained that while the Code requires rooftop screening to match the height of the tallest equipment, the Town has previously allowed reduced screen wall heights to minimize visual massing, even if some equipment remains partially visible. He noted that lowering the screen could improve the building's overall appearance and offered willingness to consider that approach. In response to questions, he indicated that reducing the screen height to approximately 10 feet could conceal most equipment, with only limited elements, such as cooling towers and the generator, remaining visible.

Mr. Tankersley inquired about the height of the rooftop equipment, particularly the generator, and suggested that portions of the screening could be varied in height rather than uniformly tall. In response, it was clarified that the tallest equipment is the chiller at approximately 13 feet 6 inches, with other elements around 10 feet, and that reducing the screen height would result in some equipment extending above the screening.

Ms. Patterson suggested lowering portions of the screening and questioned whether its opaque design makes it appear overly solid. Mr. Long explained that opacity is intentional to conceal equipment, noting that increased transparency would expose mechanical elements.

Mr. Smith encouraged the applicant to explore reducing the size and mass of the rooftop screening, noting that it appears larger than necessary and resembles an additional story. He suggested a more creative approach to minimize the visual impact. Mr. Smith questioned the extent of rooftop equipment and noted that some areas appear empty but still contain equipment. He encouraged further exploration of design alternatives to reduce the overall size and visual impact of the screening, suggesting a redesign to make it appear smaller and less like an additional story.

Attorney Jamie Gavigan of Shutts and Bowen clarified that the location and configuration of the

rooftop equipment had already been approved, and that the current review is limited to the screening design. Mr. Smith acknowledged this but reiterated his concern that the proposed screening appears excessive relative to the equipment, suggesting it is overly massive and not visually appropriate.

Ms. Catlin suggested exploring alternative screening approaches, such as separating equipment into multiple zones with varying screen heights to reduce the overall mass. Mr. Long acknowledged the feedback and indicated a willingness to study options that could differentiate heights and improve the design, while noting potential challenges with visibility and placement.

Mr. Sammons asked about the size of the openings and the gates themselves.

Mr. Karakul expressed support for allowing the design team to explore alternatives, noting that different options will help determine the most appropriate solution while maintaining a cohesive design.

Ms. Georgas supported lowering the gates' height, agreeing it would improve their appearance, and expressed overall approval of the design. She also suggested adjusting the rooftop screening by placing taller equipment toward the rear and lowering the screening in more visible areas.

Mr. Sammons thought the gates were too wide and appeared insubstantial. He questioned the appropriateness of the gates and suggested minimizing them.

Ms. Catlin expressed concern that the gate design appears overly busy and detracts from the building and the surrounding landscape. She suggested reducing the width and simplifying the pattern to improve its overall appearance.

Ms. Connaughton expressed concern that the gates are oversized and lack a human-scale feel, creating an unwelcoming and overly fortified appearance. She suggested reducing their width and overall scale to better align with the Town's character and sense of charm.

Mr. Phoenix agreed with other Commissioners that the gate design appears overly busy and visually complex. He suggested reducing the opening and simplifying the design, noting that a more solid or streamlined approach could lessen its visual impact.

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

**A motion was made by Mr. Karakul and seconded by Ms. Patterson to defer the project for restudy and to return in two months. The motion was carried unanimously, 7-0.**

There was a discussion about the motion and whether it should include approval of the stone's color.

**A motion was made by Ms. Catlin and seconded by Ms. Patterson to reopen the motion. The motion was carried unanimously, 7-0.**

**A motion was made by Mr. Karakul and seconded by Ms. Patterson to defer the project to the June 24, 2026, meeting for the restudy of the gates and mechanical screening, and to approve**

the stone color. The motion was carried unanimously, 7-0.

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.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

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. He noted modifications to the plan and discussed the variance request.

Mr. Sammons thought the project was coming along well. He asked about the balustrades and provided a suggestion for this feature. He also asked about the front door and the cornice line above. He also thought the garage doors could be on the heavy side. He thought the front door was a bit over-scaled. Mr. Segraves agreed to the modifications suggested by Mr. Sammons.

Mr. Sammons thought the quoins seemed out of place. Mr. Segraves stated he could remove them.

Ms. Catlin asked if the truck route could be changed to County Road rather than N. Lake Way. Mr. Mizell stated he would make that change.

Ms. Georgas asked about the stone proposed on the west elevation.

Mr. Phoenix asked about the balustrade and asked if the professional considered using the railings on the north elevation. Mr. Segraves responded.

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

**A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project, with the condition that the entablature be lowered to match the string course and that the front door height be reduced to 9 feet. The motion was carried unanimously, 7-0.**

**A motion was made by Ms. Visconti 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.**

Ms. Mittner asked the chair to rearrange the agenda so that ARC-25-0058 would be heard last.

**A motion was made by Ms. Catlin and seconded by Ms. Patterson to move ARC-25-0058 to be heard after ARC-26-0008, 2315 Ibis Isle Road. The motion was carried unanimously, 7-0.**

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.

Mr. Falco provided staff comments on the project.

*Note: Mr. Smith declared a conflict of interest for the project and left the dais during the discussion.*

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

Sophia Bacon of Smith Architectural Group presented the architectural Plans proposed for the requested beach cabana. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Phoenix asked about the structure being built around the existing steps. Ms. Bacon responded that the same entrance would be used off South Ocean Boulevard. Mr. Phoenix asked whether the elevation would be lower if the steps weren't used and the platform wasn't there. Ms. Bacon responded that the grade along the property was relatively consistent, and changes would not materially affect the cabana's elevation. Mr. Phoenix asked if the structure could be shifted northward, and Ms. Bacon said it could be shifted to the setback line, approximately 27 feet. She also confirmed the square footage had increased by approximately 55 square feet from the prior proposal.

Ms. Catlin thought the cabana's design was nice, but it needed to be as small as possible in its location.

Ms. Visconti asked what was driving the 55 square feet, and Ms. Bacon said it was the rearrangement of the walls. Ms. Visconti thought the structure would look smaller.

Mr. Sammons asked how the piles would be hidden on the water side. Mr. Nievera responded that the area is not maintained.

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

Ms. Connaughton noted the opening on the ocean in the middle; she felt it could have been handled more elegantly. She was concerned about the large glazing in the center towards the beach.

**A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project as presented. The motion was carried unanimously, 7-0.**

**A motion was made by Ms. Visconti 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.**

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.

Mr. Falco provided staff comments on the project.

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

Patrick 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 thought the height reduction was good. He asked if any shade trees were proposed for the site. Mr. Sanchez stated there was a shade tree on the corner of the lot. He said the trees on the property line will shade quite a bit into the property.

Ms. Catlin wondered if the grass joints would be natural or artificial. Mr. Sanchez stated it would be natural. She asked about the landscaping in the cutout. She thought some additional variation would make the space more interesting. Mr. Sanchez stated that the landscaping consists entirely of large to small spheres, is not flat, and that the space would be charming upon completion.

Mr. Phoenix asked about the mounds of spheres in the landscaped island and if a specimen tree could be placed there. Mr. Sanchez said no.

Mr. Tankersley asked if the cabana had gotten larger and deeper. Mr. Segraves stated no. Mr. Tankersley commented that the posts were fairly thin and could be reconsidered.

Ms. Georgas asked about the change to the driveway and the material. Mr. Sanchez responded.

Mr. Smith called for public comment.

Maria Drelich, 215 Onondaga Avenue, expressed concern about the environmental considerations during construction, including vibrations. It was suggested that Ms. Drelich work with the staff regarding her concerns.

Mr. Sammons thought the house needed some taller plantings; he felt the home was being presented without a veil in front, noting that the trees in front of the bay windows. He made some suggestions for providing additional cover. Mr. Sammons said the large tree at the corner is lovely, but it needed to be balanced with additional shade trees.

Ms. Catlin thought the house had evolved beautifully, and she agreed that additional landscaping would be nice. However, she did not feel that the existing landscaping would be detrimental to the property's appearance.

Ms. Connaughton thought the house was charming but offered several critiques regarding the site planning and overall proportions. She thought the top floor needed to be dropped to 8' to proportionately improve the structure. She felt the house needed to be stretched east/west, and the cabana should be moved north.

Ms. Patterson thought the home was charming. She agreed with Mr. Sammons' comments about the trees in front of the bay windows. She also agreed that a larger tree at the front of the property would be nice.

Ms. Georgas thought the front island begged for a tree. She thought the house was beautiful.

Mr. Phoenix thought the home was charming. He recommended adding color to the front door and agreed that a larger tree in the front would be nice. He recommended pushing the cabana more to the north.

Mr. Tankersley asked his fellow commissioners about the single large garage door and whether there had been any prior comments. Mr. Sammons stated that there should be two doors, but the home is so large that there is not enough room for them.

**A motion was made by Mr. Karakul and seconded by Ms. Patterson to approve the project with the following conditions: the garage door shall be changed to two doors, the columns in the pool house shall be adjusted, additional trees shall be added to the front of the home, and the chimney shall be returned to a brick material. The motion was carried 5-2, with Mr. Sammons and Ms. Connaughton dissenting.**

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.

Ms. Catlin and other members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Scott Sottile of Ferguson Shamamian Architects presented the architectural modifications proposed for the project. Dave West of Parker Yannette Design Group presented the landscape and hardscape modifications for the site. Changes made since the first proposal were explained.

Mr. Sammons asked if the keystones within the open archivolts were paneled. Mr. Sottile said yes, explaining several architectural simplifications, including reducing a large scroll detail and considering a plain design approach.

Ms. Catlin thought the new muntin pattern was too busy. Mr. Sottile explained that attempts were made to balance the upper and lower window configurations, with the upper previously designed at three lights tall and the lower at five lights tall. A four-light option was considered but rejected due to unfavorable horizontal proportions. Mr. Sammons asked if there had been verticals in there, and Mr. Sottile said no, but verticals could be considered.

Mr. Karakul asked about the front door design and questioned the arch above.

Mr. Sammons asked for an internal gutter above the front door. Mr. Sottile agreed. Mr. Sammons thought the entablature seemed too heavy for the columns.

Ms. Visconti thought the changes were a big improvement.

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

**A motion was made by Ms. Catlin and seconded by Ms. Connaughton to approve the project, subject to correcting the proportions of the entablature. The motion was carried unanimously, 7-0.**

*\*Note: A short break was taken at 11:21 a.m., and the meeting resumed at 11:31 a.m.*

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Bela Kasza of Tiffany & Co presented the architectural modifications proposed for the existing commercial building. Another representative from Tiffany & Co. spoke about the proposed changes to the design concepts.

Mr. Phoenix asked about the metal interior grills and wondered if they would remain. Mr. Kasza stated they could remain. Mr. Phoenix questioned the planters with the bird design. The representative explained the bird on the rock design and the reason it was desired for the Worth Avenue location.

Ms. Connaughton asked about the items before the commission for approval. Ms. Pardue responded and explained the request.

Ms. Patterson questioned the need to change the door since it matches the flanking doors. She liked the bird on the planters, but questioned why the door had to be changed. She thought the planters in front of the store looked small in scale.

Mr. Phoenix agreed with Ms. Patterson.

Mr. Tankersley asked if the new signage would be the same height as the existing.

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

Ms. Georgas cannot support the planters and was not supportive of the new font or colors.

Mr. Phoenix agreed with the previous comments. He felt the structure did not need the proposed changes. He liked that the patina on the sign matches the clock.

Mr. Sammons said the dated items, such as the down lights in front, could be changed, but the rest needed to remain as is.

Ms. Connaughton did not recommend changing anything in the building except possibly adding coquina planters at the front.

Ms. Catlin agreed with the commissioners but thought some interest in the planters would be acceptable, although she did not believe it would benefit the building.

Ms. Visconti agreed with Ms. Catlin's comments.

**A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project with the following conditions: the front doors will remain as is, the font style can be changed but shall remain the same size and material, the awnings can be changed, the side grills shall remain as is, and the planters shall return to the May 27, 2026, meeting for approval. The motion was carried 4-3, with Messrs. Sammons, Smith, and Ms. Connaughton dissenting.**

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.*

***\*Note: This item was deferred to the meeting on May 27, 2026, upon the Approval of the Agenda.***

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.*

***\*Note: This item was withdrawn upon the Approval of the Agenda.***

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.*

***\*Note: This item was withdrawn upon the Approval of the Agenda.***

## 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.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Dan Kahan of Smith and Moore Architects provided an overview of the project. Shawn Watts of Leroy Street Studio presented the architectural plans proposed for the site. Andrea Cocharan of Andrea Cocharan Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons asked about the building's scale and length. He asked about the size of the glass plates and whether they were operable. Mr. Watts responded. Mr. Sammons asked about the roof pitches.

Ms. Visconti clarified that the windows would include stone lintels spanning across the openings and bearing carved round support pieces. It was further confirmed that the windows would have a full surround to accommodate the shutter hinges.

Ms. Connaughton asked if the skylights previously proposed were eliminated, and Mr. Watts confirmed. Ms. Connaughton asked about the roof pitch and wondered if the rendering was misleading or if there were two different roof pitches on the same roof. Mr. Watts responded, noting the sides were a little steeper.

Mr. Tankersley asked about the dimensions of the edge of the garage and the planting space. He also asked about the lack of mortar. He noted concern about the scale.

Mr. Smith called for public comment.

Attorney John Eubanks, on behalf of Harvey and Emily Poppel, presented objections to the proposed project.

Ms. Connaughton appreciated the design and inspiration, but did not believe it was appropriate for Palm Beach. She outlined the inappropriate materials for Palm Beach.

Mr. Sammons discussed the scale of the structure. He also mentioned the volume of paving, and he said there is no shade, and he needed appropriate plantings to create a beachy environment. He felt the proposed plan was very unfriendly.

Ms. Patterson stated that this house was very out of place in Palm Beach. She did not support the project.

**A motion was made by Ms. Patterson and seconded by Mr. Sammons to deny the project based on section 18-205(a) 1, 2, 3, and 4.**

Ms. Visconti thought the concept was good.

Mr. Karakul supported the concept.

Ms. Catlin agreed with Ms. Visconti and Mr. Karakul. She thought that, while the concept was very different, it did not warrant denial.

Ms. Connaughton felt that major changes were needed to the plan. She also thought the treatment of the home was a scale issue and materials should be considered, as well as changes to better fit the building into the environment.

Mr. Tankersley expressed support for the overall concept and encouraged the applicant to continue refining the design, while emphasizing the need for greater sophistication in the architecture, materials, and detailing to better reflect Palm Beach's character. He suggested simplifying certain roof elements, reconsidering materials, and using design techniques to reduce the perceived scale and mass of the residence.

Ms. Georgas complimented the quality of the materials and overall design concept but expressed concern that the house feels out of place within the Town's character and questioned whether continued design modifications would resolve that concern.

Mr. Phoenix wanted to stay positive and encouraging. He said the team is very talented, but the exterior needs to be revisited. He liked the overall concept of two buildings.

Ms. Visconti directed the native coastal landscape.

Ms. Connaughton felt the architectural team should look at stone buildings that had come to the Caribbean since they have already been modified to meet the requirements of the climate.

Mr. Smith said he felt that the referenced materials looked charming, but the proposed project does not translate to the proposal. He said this project does not belong in Palm Beach.

**The motion failed 3-4, with Mr. Karakul and Mses. Connaughton, Catlin, and Visconti voting in opposition to the motion.**

**A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project for a complete restudy to the July 29, 2026, meeting. The motion was carried unanimously, 7-0.**

*\*Note: The meeting was recessed for lunch at 1:07 p.m. and resumed at 2:17 p.m.*

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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Brian Vertesch of Vertesch Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Phoenix wondered if a different shutter color was considered. Mr. Perry stated it was driven by the clients. Mr. Phoenix asked about the front door height and the round windows. Mr. Perry responded with the design details.

Mr. Tankersley asked about the ceiling height on the first floor. Mr. Perry responded that it is 11 feet. Mr. Tankersley asked if the double doors on the front were operable. Mr. Perry stated they were not.

Ms. Connaughton asked about the floor-to-floor height. Mr. Perry responded.

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

Mr. Sammons thought the home was very thick and needed to be restudied with a proportion adjustment.

Mr. Tankersley agreed with Mr. Sammons. He felt the first and second stories did not match in design. He questioned the shutters proposed for some windows, as they would not be operable.

Ms. Catlin liked the home but recommended studying the front elevation; the first floor needed to be lowered to improve proportion. She felt the entry area with the hall behind it made that section fatter than necessary.

Ms. Connaughton thought the home was tall, and the height could be reduced. She thought the scale of the home's one- and two-story positions needed some restudy.

Mr. Karakul commented that the relationship between the first and second stories needed to be studied. He agreed that the front door seemed awkward.

**A motion was made by Mr. Sammons and seconded by Mr. Karakul to defer the project for a restudy, based on comments, to the May 27, 2026, meeting. The motion was carried unanimously, 7-0.**

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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Roger Janssen of Dailey Janssen Architects presented the architectural modifications to the existing residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Phoenix asked about the blue tile detail at the entry door; he noted it was the same as used at another local home.

Ms. Connaughton asked about the roof material and the roof detail. Mr. Janssen responded. Ms. Connaughton asked about the garage orientation and openings. Mr. Janssen responded.

Ms. Georgas asked to see a sample of the blue tile. Mr. Janssen did not have a sample but said it was cobalt blue.

Ms. Visconti wondered if the owners would consider a lighter blue tile. Mr. Janssen responded. Ms. Visconti asked for clarification on the tree design in front of the property. It was noted that the plantings were intended to be kept organic. Ms. Visconti asked if consideration had been given to exposing the house a little more. Mr. Mizell responded.

Mr. Tankersley asked about the removal of the stone interest. Mr. Janssen said it was deteriorating, and the owners wanted to move away from the heavy stone aesthetic.

Ms. Connaughton thought a lot of what had been done was a huge improvement. She recommended narrowing the openings to add more wall space; the top and bottom halves of the home felt like different languages to Ms. Connaughton.

Mr. Sammons recommended greater consistency in the window widths. He noted that the proportion of the lights could be a guiding point for the size and shape of the windows.

Ms. Visconti liked the reimagination of the house.

Mr. Phoenix liked the house because it was different. He was opposed to the sconces. He liked the idea of the tile. He agreed with the comments on the windows.

Mr. Tankersley liked the changes to the home.

Mr. 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, on the condition that the front door, windows, tile color, and sconces be restudied and returned to staff for approval in coordination with the chair. The motion was carried unanimously, 7-0.

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, single-family residence with final hardscape, landscape, and swimming pool improvements.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Roger Janssen of Dailey Janssen Architects presented the architectural modifications to the proposed residence. Steve West of Parker Yannette Design Group presented the landscape and hardscape plans for the site.

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

Mr. Sammons asked about the fenestration and their inconsistencies. He asked why the same windows were not used throughout the design. He thought the look and feel of the home was chaotic.

Ms. Visconti asked if the owners would be opposed to using color in the design. She thought colored shutters would make the house pop, suggesting greens or blues. She also felt that the garage doors needed to be looked at for color. Ms. Visconti thought the finial should be removed.

Ms. Georgas asked about the north elevation, and Mr. Janssen provided an explanation.

Mr. Phoenix thought the home was very charming. However, he thought the black-and-gray color scheme was a bit dull and wondered whether the owner would consider a different color for the shutters and front door.

Ms. Catlin felt the main roof appeared very steep and high. Mr. Janssen explained the design.

Ms. Connaughton asked if a different façade had been considered for the front. She felt that the front façade looked like two different houses. Mr. Janssen responded.

Mr. Phoenix thought the home was charming but needed more color.

Ms. Patterson agreed with previous comments but felt some of the roof pitches seemed extreme. She also liked the idea of adding some color.

Mr. Tankersley liked the edgy front elevation. However, he did not think the decorative elements over the windows were necessary. He also said some of the finials could be enlarged. He thought a single window design would be better.

Mr. Karakul agreed with Mr. Tankersley's comments.

Ms. Connaughton agreed with Mr. Tankersley's comments. She thought the entablature over the windows seemed too much for the home. She also felt the garage seemed too large and high for the house. She wasn't sure how she felt about the arches in the rear of the home.

Mr. Sammons liked the home but thought a few details needed to be resolved.

**A motion was made by Mr. Sammons and seconded by Ms. Visconti to defer the project to the May 27, 2026, meeting for a consolidation of the windows. The motion was carried unanimously, 7-0.**

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.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Mario Nievera of Nievera Williams Design presented the plans for a new vehicular gate and retaining wall.

Ms. Visconti asked about the doors and painted gates.

**A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project with the condition that the gates are painted a verdigris color with the same hammering intention shown. The motion was carried unanimously, 7-0.**

**A motion was made by Ms. Visconti and seconded by Mr. Phoenix to reorder the agenda. The motion was carried unanimously, 7-0.**

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.

Ms. Pardue provided staff comments on the project.

There was no disclosure of ex parte communications. *Note: Mr. Smith declared a conflict of interest for the project and left the dais during the discussion.*

Sophia Bacon of Smith Architectural Group presented the architectural plans proposed for the vehicular gate.

Ms. Connaughton felt that consideration should be given to the gates; she suggested making a proper panel on the bottom and perhaps two divisions instead of three across each side.

Mr. Sammons took issue with the gate design and thought the design had changed so that the gates might sag. He felt they should be flipped to put the high side on the pier side.

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

**A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve as presented, with the condition that the gate design be reversed, with the highest point next to the columns and the lowest point in the center. The motion was carried unanimously, 7-0.**

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.*

***\*Note: This item was withdrawn upon the Approval of the Agenda.***

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.*

***\*Note: This item was withdrawn upon the Approval of the Agenda.***

#### **ANY OTHER BUSINESS**

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

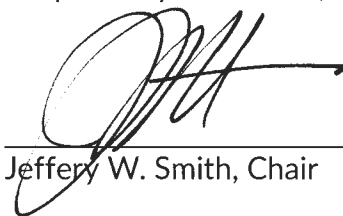
#### **MEETING SCHEDULE**

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

#### **ADJOURNMENT**

**A motion was made by Ms. Patterson and seconded by Ms. Visconti to adjourn the meeting at 03:58 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<br><i>Visconti Claudia</i> | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><i>Architectural Commission</i>                                                                                                                |
| MAILING ADDRESS<br><i>528 CORSAIR DRIVE</i>                 | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY |
| CITY<br><i>NORTH PALM BEACH</i>                             | NAME OF POLITICAL SUBDIVISION:<br><i>Town of Palm Beach</i>                                                                                                                                                   |
| COUNTY<br><i>Palm Beach</i>                                 | MY POSITION IS:<br><input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE                                                                                                           |
| DATE ON WHICH VOTE OCCURRED<br><i>April 28, 2026</i>        |                                                                                                                                                                                                               |

## 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 April 28, 2026, 20 \_\_\_\_ :

(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 ;
- ☐ 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.

4/29/2026  
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.

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

|                                                                                                     |                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAST NAME—FIRST NAME—MIDDLE NAME<br><b>Smith Jeffrey</b>                                            | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><b>Architectural Commission</b>                                                                                                                |
| MAILING ADDRESS<br><b>241 Sanford Avenue</b>                                                        | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY |
| CITY<br><b>Palm Beach</b>                                                                           | COUNTY<br><b>Palm Beach</b>                                                                                                                                                                                   |
| DATE ON WHICH VOTE OCCURRED<br><b>April 28, 2026</b>                                                | NAME OF POLITICAL SUBDIVISION:<br><b>Town of Palm Beach</b>                                                                                                                                                   |
| MY POSITION IS:<br><input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE |                                                                                                                                                                                                               |

## WHO MUST FILE FORM 8B

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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.

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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:

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**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:

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**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:

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- 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, Jeffrey Smith, hereby disclose that on April 28, 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 ROCK HOUSE TRUST, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

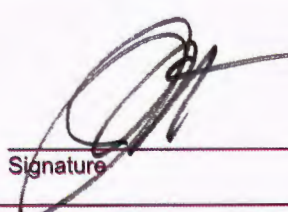
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

ARC-26-0008  
2315 Ibis Isle Rd S.

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.

4.29.26

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<br><b>Smith Jeffrey</b> | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><b>Architectural Commission</b>                                                                                                                |
| MAILING ADDRESS<br><b>241 Sanford Avenue</b>             | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY |
| CITY<br><b>Palm Beach</b>                                | NAME OF POLITICAL SUBDIVISION:<br><b>Town of Palm Beach</b>                                                                                                                                                   |
| DATE ON WHICH VOTE OCCURRED<br><b>April 28, 2026</b>     | MY POSITION IS:<br><input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE                                                                                                           |

## WHO MUST FILE FORM 8B

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\* \* \* \* \*

### 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:

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**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)

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## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jeffrey Smith, hereby disclose that on April 28, 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 MR. AND MRS. WYNN, by whom I am retained; or
- ☐ inured to the special gain or loss of ~~MR. & MRS. WYNN~~, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

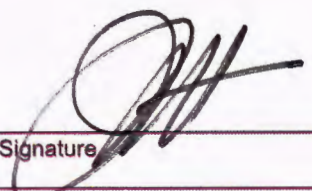
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

ARC-25-0058  
1960 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.

4-29-26

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.